



NOTICE OF ADMINISTRATIVE DECISION

April 2, 2019

Jason Shano
Associated Sign Company
3335 W. Vernon Ave.
Phoenix, AZ 85009
Email: jason@associatedsign.com

RE: Administrative Design Review for an Amendment to the previously approved Culinary Dropout - Heritage Sign Plan - **DR17-1160-S-A (PDR-2019-00044)**.

Ms. Shano:

Staff has reviewed and **approved** your Administrative Design Board application **DR17-1160-S-A (PDR-2019-00044)** for an Amendment to the previously approved Heritage Sign Plan for the Culinary Dropout building located at 385 N. Gilbert Rd., at the NEC of Gilbert Road and Hearne Way zoned Heritage Village Center (HVC) zoning district. Staff has made the following findings:

- The project is consistent with the LDC and applicable design guidelines;
- The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
- The project is consistent with all applicable provisions of the Zoning Code;
- The project is compatible with adjacent and nearby development; and
- The project design provides for safe and efficient provision of public services.

Based on the above, staff has approved **DR17-1160-S-A (PDR-2019-00044)**. A general summary of the proposed requests on the subject site and required conditions of approval are listed below:

Wall Mounted Signage –

- The overall building wall mounted signage will consist of the installation of three (3) walls signs, as identified below:
 - **Wall Sign ‘A’** – a wall sign (18.55 sq. ft.) noting “Culinary Dropout” with logo, consisting of open face aluminum channel letters with exposed white neon tubing illumination mounted to sign face. The sign will be flush mounted to the building wall with no exposed raceways, above the front entry (south building elevations) from Hearne Way. NO CHANGE - APPROVED UNDER DR17-1160-S (PDR-2018-00096).

- **Wall Sign 'B'** – Projecting Sign (47.14 sq. ft.) noting “Culinary Drop/ The Coop” with logo and electronic changeable message portion noting time and temperature will project over the Gilbert Road sidewalk 5'-4" (Engineering Encroachment Permit Required). This sign will consist of a cabinet sign with vinyl letters and exposed neon tubing (ruby red and warm white) mounted on both sides of the sign for the letters. The Projecting Sign will be mounted to the western building elevation at southwestern portion of the building, with no exposed raceways as the electrical materials will be housed in new proposed building columns and building elements that are compatible with the exposed metal trusses of the existing building. NO CHANGE - APPROVED UNDER DR17-1160-S (PDR-2018-00096).

- **Wall Sign 'E'** – a Canopy Sign (45.34 sq. ft.) noting “Culinary Dropout” with logo consisting of open face aluminum channel letters with exposed white neon tubing illumination mounted to sign face, the sign will be suspended/ mounted from the existing metal trusses of the building with electrical housed in new metal feature that will be mounted behind the metal trusses and angle iron elements of the building and designed to be integrated into the building architecture in order to not be considered an exposed raceway. NO CHANGE - APPROVED UNDER DR17-1160-S (PDR-2018-00096).

- **Wall Sign 'I'** – a Painted Wall Sign (43.49 sq. ft.) noting “Genuine Food & Drinks Culinary Dropout” consisting of hand painted letters colored “navy blue” and “true red” letters on a newly painted wall mural over the existing CMU block painted a combination of “sky blue”, “mustard yellow” true red” and “navy blue”. Only the wall sign area identified above counts towards toward the total wall sign area, the identified mural portion of the wall does not count towards sign area. The originally approved building façade and landscaping via the cable vine system over the CMU wall will be revised to accommodate the newly hand painted mural and wall sign will be replaced “Japanese Boxwood Hedges” to soften this portion of the southern building elevation as originally intended and as identified in the Project Narrative.

- **Wall Sign 'J'** – a Painted Wall Sign (63.5 sq. ft.) noting “Culinary Dropout” consisting of hand painted letters (2'-10") colored “white” over the existing navy blue standing seam metal wall panels.

- **Total Wall Sign Area** – the total proposed wall signage area under the Heritage Sign Plan for The Culinary Dropout (5 total wall signs), will be 218.02 sq. ft. in area. Whereas the total wall mounted signage for the overall building is permitted to be a maximum of 668.25 sq. ft. (1.5 x 222'-9" of linear frontage, dual-frontage building)

- The proposed Heritage Sign Plan for the Culinary Dropout Building will comply with all signage requirements of the Land Development Code (LDC), Article 4.4 – Sign Regulations and 4.4013, Heritage Village Center Zoning District Sign Regulations.

Staff has **approved** your request with the following conditions:

1. Construction of the signage shall conform to the exhibits submitted for this request, consisting of the following sheets: Culinary Dropout, Heritage Sign Plan (18 sheets) and Project Narrative (2 sheets). All exhibits are stamped administratively approved April 2, 2019.
2. All conditions and requirements originally approved under DR17-1160-S shall remain in effect.

Should you have any questions regarding these findings, please contact me at (480) 503-6805.

Sincerely,

/S/

Nathan Williams, AICP
Senior Planner, Town of Gilbert

Attachments:

1. Culinary Dropout Heritage Sign Plan (18 pages)
2. Project Narrative (2 pages)



CULINARY DROPOUT

385 N. GILBERT RD
GILBERT, AZ

APPROVED

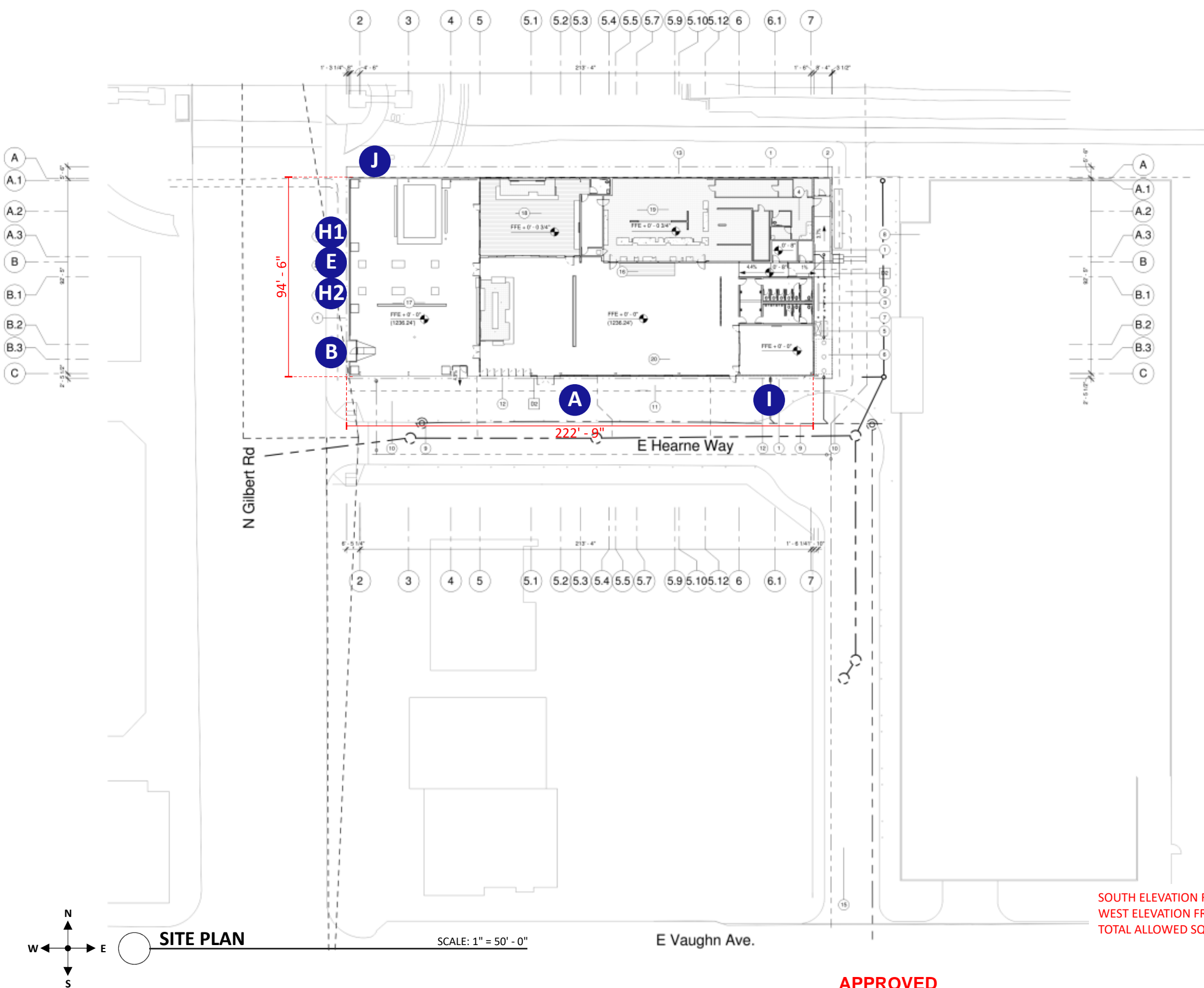
Administrative Design Review

DR17-1160-S-A

Case # _____

Date 4/2/2019


HERITAGE SIGN PLAN SUBMITTAL 03/2019



SOUTH ELEVATION FRONTAGE: 222'-9" X 1.5 = 334 SF
WEST ELEVATION FRONTAGE: 94'-6" = 141.75 SF
TOTAL ALLOWED SQUARE FOOTAGE = 475.75 SF

SIGN A = 18.55 SF
SIGN B = 47.14 SF
SIGN E = 45.34 SF
SIGN I = 43.49 SF
SIGN J = 63.5 SF
TOTAL = 218.02 SF

APPROVED
Administrative Design Review
Case # DR17-1160-S-A
Date 4/2/2019



CULINARY DROPOUT

Design #
0820412AR16_HSP

Sheet **1** of **17**

Client
CULINARY DROPOUT

Address
**N GILBERT RD / E HEARNE WAY,
GILBERT, AZ**


Account Rep. **D GOLDEN**

Designer **E SORENSEN**

Date **3/28/2019**

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision/Date	
R06:MK:04/02/18: CHANGE THE COOP NEON TO WHITE/BLACK BACKGROUND	
R07:MK:05/21/18: LOWER SIGN (B), ADD REVEAL TO UPPER CABINETS. RAISE LOCATION OF (A & G).	
R08:HG:09/27/18:REVISE MOUNTING @ B	
R09:EC:10/25/18: (A) MOVE R/W BEHIND WALL. (B) REMOVE CLOCK. (E) PANEL TO COVER R/W. ADD MTG DETAILS. ADD COLOR RENDERINGS.	
R10:ENS:11/15/18: REVERT SIGN (B) BACK TO PREVIOUS DESIGN. UPDATE NOTES	
R11:ENS:01/07/19: CHANGE VINYL ON FACE TO BE WHITE.	
R12:PM:01/15/19:REVISE BACKER COLOR & INCREASE "CLOUD" AROUND BEAM AREA (E)	
R13:AG:01/17/19: REVISE TO WORK W/ SITE CONDITIONS (E).	
R14:AG:01/24/19: ADD (H).	
R15:PM:03/08/19: ADD (I,J)	
R16:ECS:03/28/19: REVISE SF TABLE, BOX OUT SIGN PORTIONS PER CITY COMMENTS, ADD DESCRIPTION OF SIGN/MURAL, REVISE DESCRIPTIONS FOR (I,J).	




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Sheet 2 of 17

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Rep. D GOLDEN

Designer

E SORENSEN

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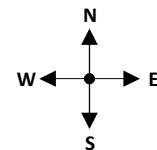
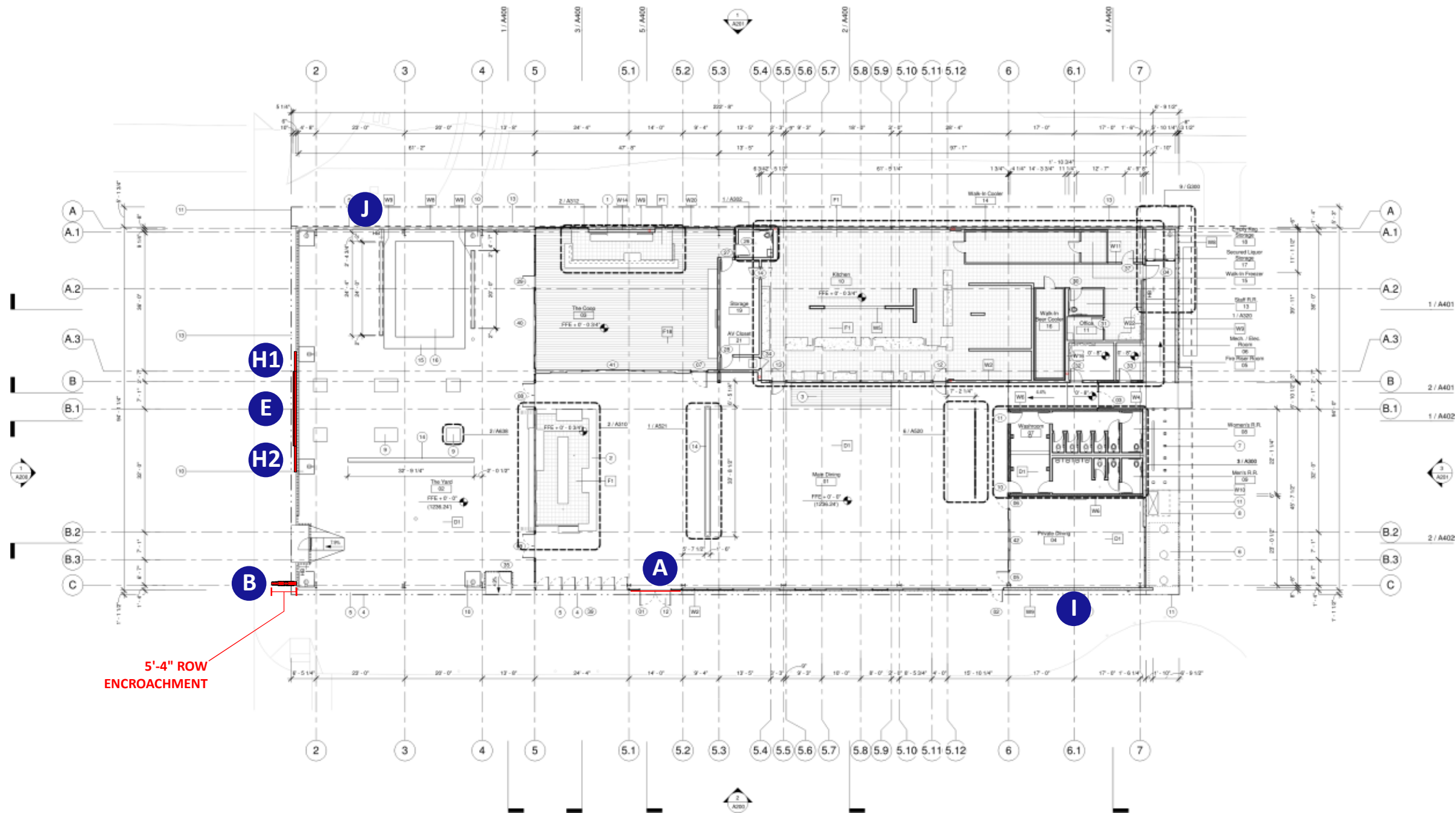
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FLOOR PLAN

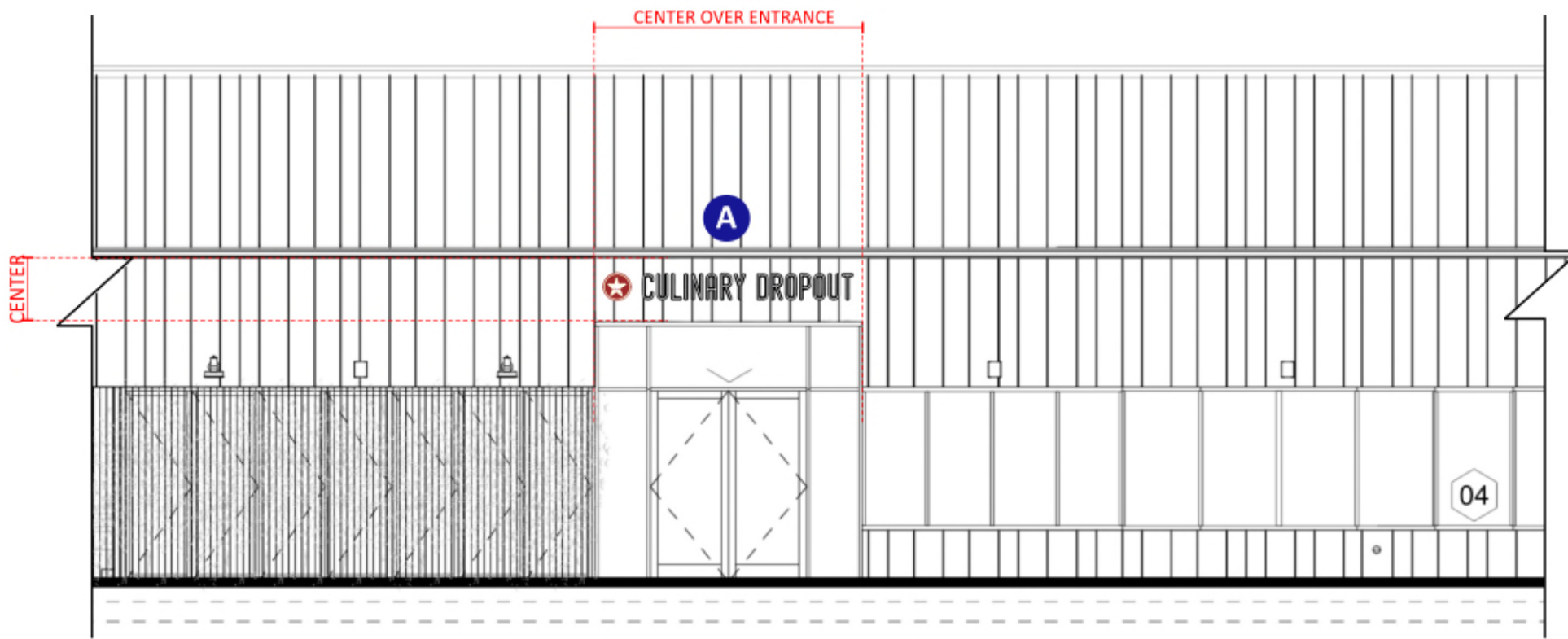
SCALE: 1" = 30' - 0"

APPROVED

Administrative Design Review

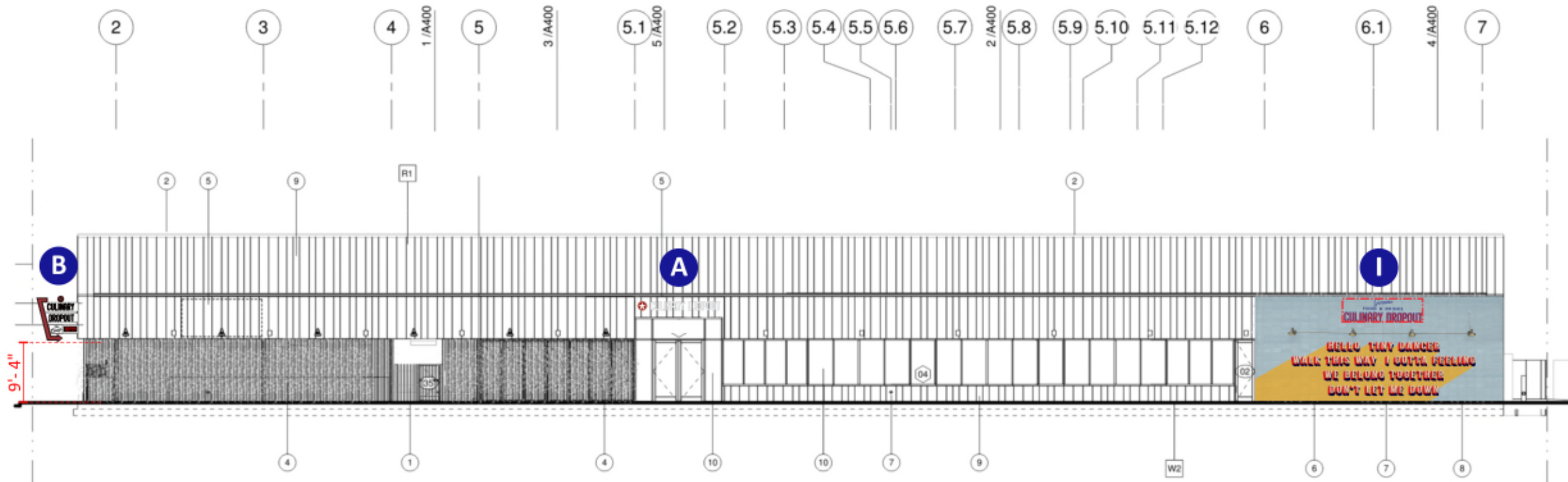
Case # DR17-1160-S-A

Date 4/2/2019



PARTIAL SOUTH ELEVATION SCALE: 1/8" = 1' - 0"


- T.O. Masonry Wall
- 16' - 8"
- B.O. Roof Deck
- 14' - 8"
- B.O. Restroom Ceiling
- 9' - 0"
- T.O. Wall - Wainscot
- 2' - 8"
- Finish Floor
- 0' - 0"



SOUTH ELEVATION SCALE: 1" = 20' - 0"

- T.O. Masonry Wall
- 16' - 8"
- B.O. Roof Deck
- 14' - 8"
- B.O. Restroom Ceiling
- 9' - 0"
- T.O. Wall - Wainscot
- 2' - 8"
- Finish Floor
- 0' - 0"

APPROVED
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CULINARY DROPOUT

Design #
0820412AR17_HSP

Sheet 3 **of** 17

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CULINARY DROPOUT

Address
N GILBERT RD / E HEARNE WAY,
GILBERT, AZ

Account Rep. D GOLDEN

Designer E SORENSEN

Date 3/28/2019

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

Revision/Date

R07-ARK:05/21/18 LOWER SIGN (B), ADD REVEAL TO UPPER CABINETS, RAISE LOCATION OF (A & G).

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R17-EC:04/01/19: (I) UPDATE SQFT, (J) PTD WHITE, REMOVE MURAL TEXT.



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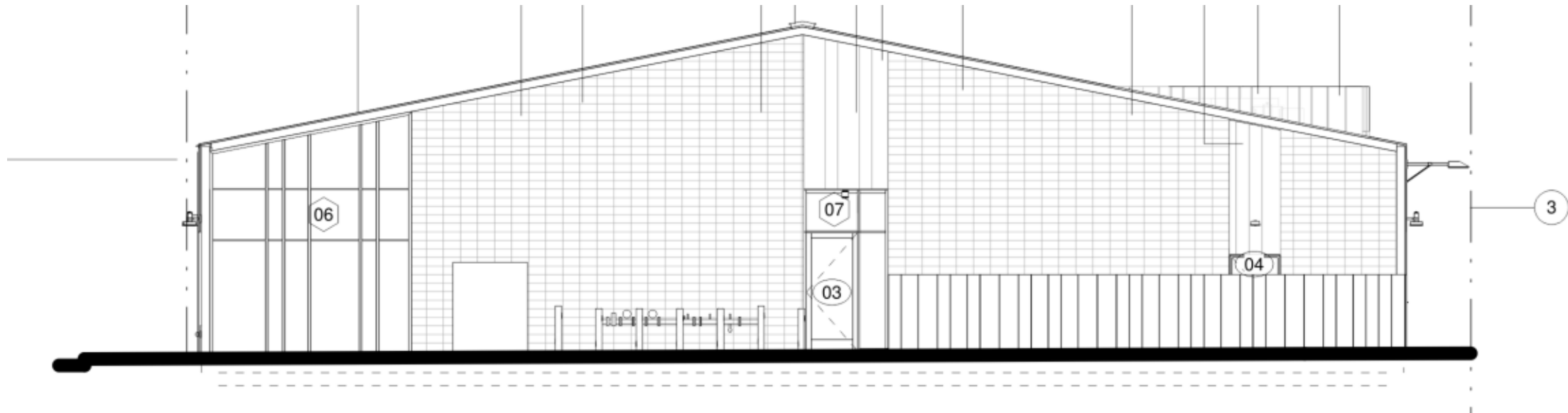
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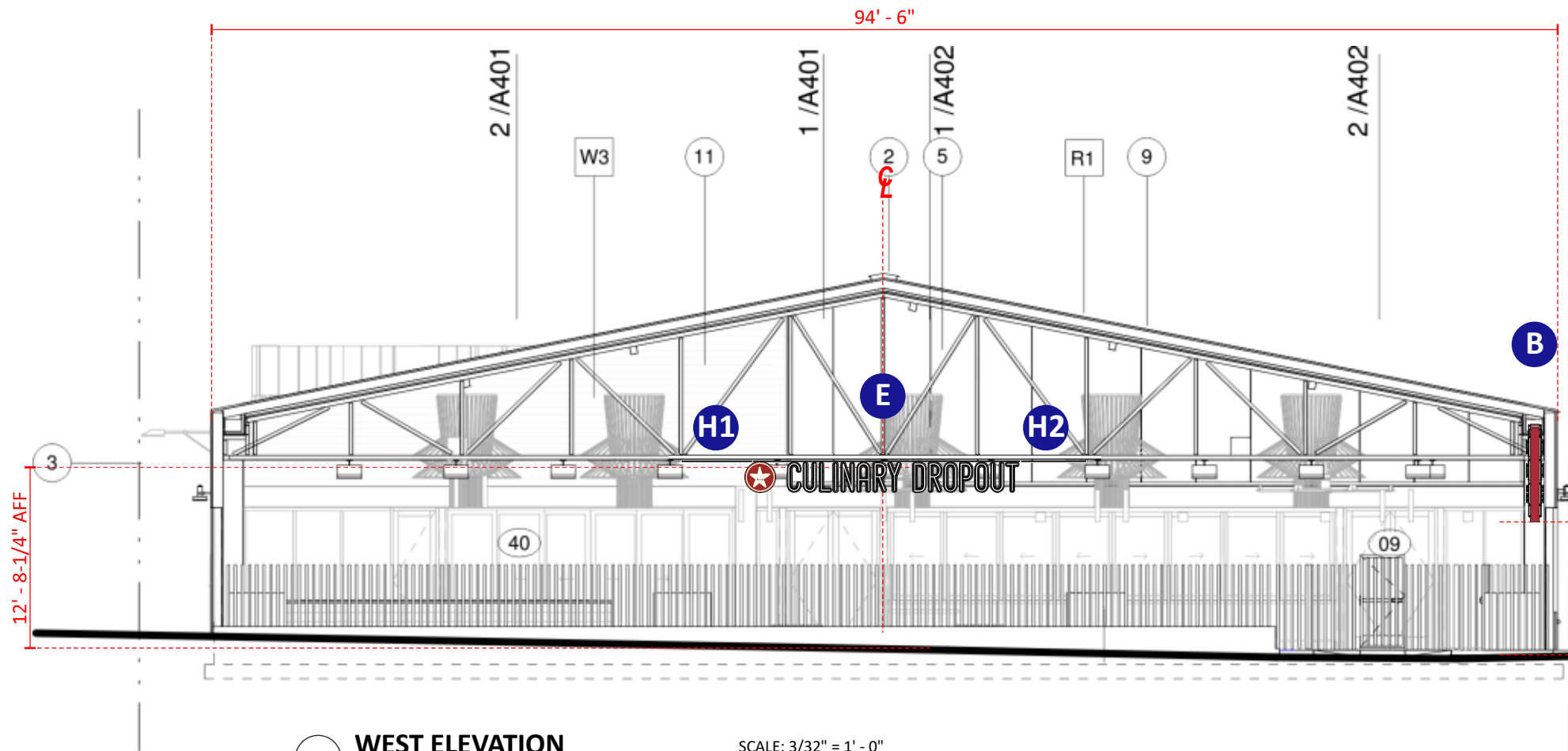
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B.O. Roof Deck
14' - 8"
T.O. Beam High
14' - 5 1/2"
Finish Floor
0' - 0"

EAST ELEVATION SCALE: 3/32" = 1' - 0"



T.O. Roof Ridge
26' - 0"
T.O. Parapet Coping
16' - 11"
B.O. Truss
13' - 4"
T.O. Storefront
10' - 0"
T.O. Low Wall - Coop
3' - 4"
Finish Floor
0' - 0"

WEST ELEVATION SCALE: 3/32" = 1' - 0"

APPROVED
Administrative Design Review
Case # DR17-1160-S-A
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CULINARY DROPOUT

Design #

0820412AR16_HSP

Sheet 4 of 17

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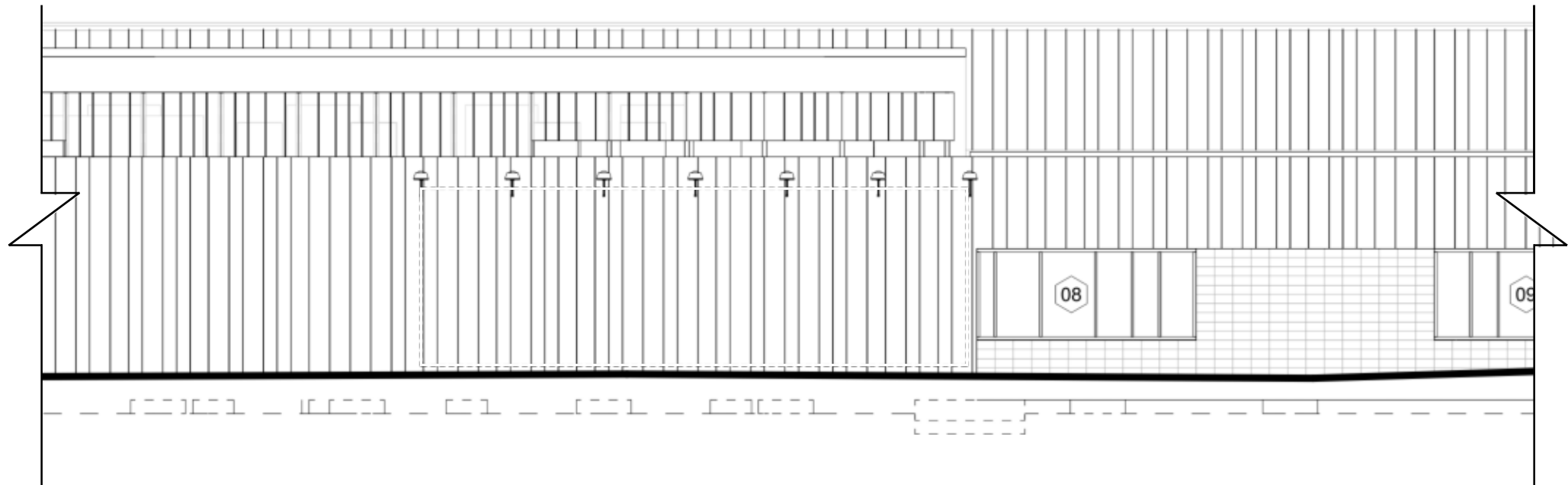
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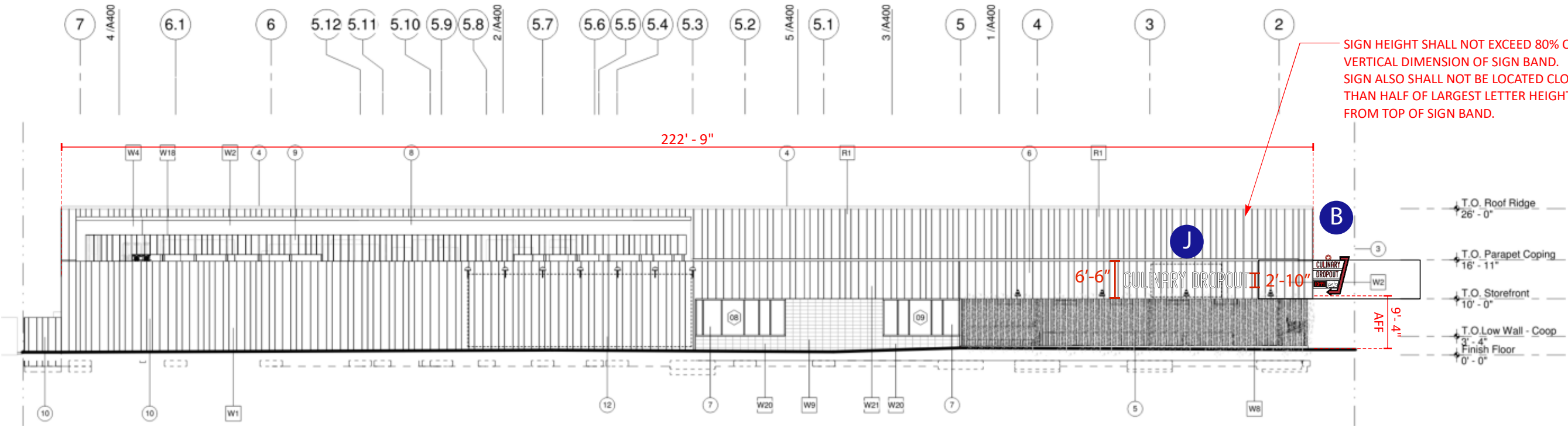
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PARTIAL NORTH ELEVATION SCALE: 3/32" = 1' - 0"

- T.O. Roof Ridge 26' - 0"
- T.O. Parapet Coping 16' - 11"
- T.O. Storefront 10' - 0"
- T.O. Low Wall - Coop 3' - 4"
- Finish Floor 0' - 0"



NORTH ELEVATION SCALE: 1" = 20' - 0"

SIGN HEIGHT SHALL NOT EXCEED 80% OF VERTICAL DIMENSION OF SIGN BAND.
SIGN ALSO SHALL NOT BE LOCATED CLOSER THAN HALF OF LARGEST LETTER HEIGHT FROM TOP OF SIGN BAND.

APPROVED
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CULINARY DROPOUT

Design # 0820412AR16_HSP

Sheet 5 of 17

Client CULINARY DROPOUT

Address N GILBERT RD / E HEARNE WAY, GILBERT, AZ

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Designer E SORENSEN

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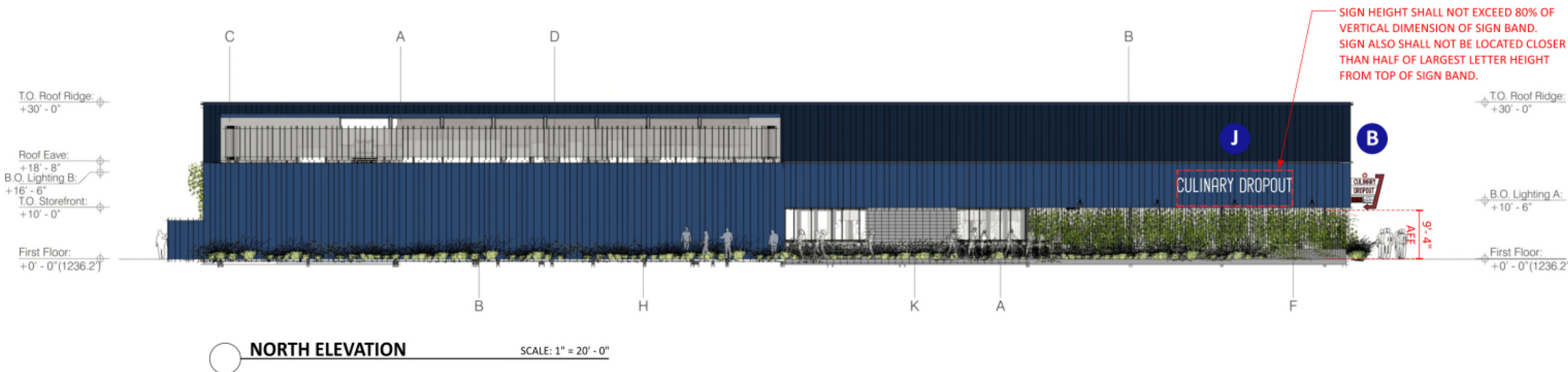
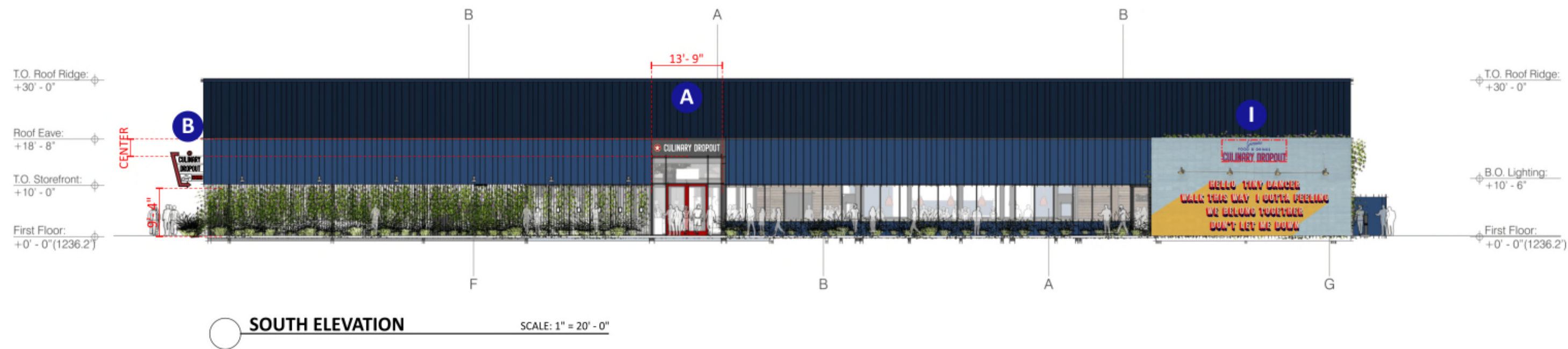
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R14-AG:01/24/19: ADD (H).
R15-PM:03/08/19: ADD (J)
R16-ECS:03/28/19: REVISE SF TABLE, BOX OUT SIGN PORTIONS PER CITY COMMENTS, ADD DESCRIPTION OF SIGN/MURAL, REVISE DESCRIPTIONS FOR (J, K).
R17-EC:04/01/19: (i) UPDATE SQFT, (j) PTD WHITE, REMOVE MURAL TEXT.



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San Antonio
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(214) 349-1854 Fax (214) 349-8724

West Coast
3220 Executive Ridge Dr
Suite 250
Vista, CA 92081
(760) 794-1700 Fax (760) 794-9792

Northeast US
2301 River Road
Suite 201
Louisville, KY 40206
(502) 897-5800 Cell (502) 554-2575

Florida
2584 Sand Hill Point Circle
Davenport, FL 33837
(888) 426-1300 Fax (888) 424-5160

Georgia
111 Woodstone Place
Dawsonville, GA 30534
(770) 725-6852 Fax (770) 725-8724

South Texas
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**FINAL ELECTRICAL
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CUSTOMER**

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IN ACCORDANCE WITH ARTICLE 6 OF THE
NATIONAL ELECTRICAL CODE AND/OR OTHER
APPLICABLE LOCAL CODES. THIS INCLUDES
PROPER GROUNDING & BONDING OF THE SIGN.
SIGN WILL BEAR UL LABEL(S).





CULINARY DROPOUT

Design #

0820412AR16_HSP

Sheet 7 of 17

Client

CULINARY DROPOUT

Address

N GILBERT RD / E HEARNE WAY,
GILBERT, AZ

Account

Rep. D GOLDEN

Designer

E SORENSEN

Date

3/28/2019

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

Revision/Date

R06:MK:04/02/18: CHANGE THE COOP
NEON TO WHITE/BLACK BACKGROUND

R07:MK:05/21/18: LOWER SIGN (B), ADD
REVEAL TO UPPER CABINETS. RAISE
LOCATION OF (A & G).

R08:HG:09/27/18:REVISE MOUNTING @
B

R09:EC:10/25/18: (A) MOVE R/W BEHIND
WALL. (B) REMOVE CLOCK. (E) PANEL TO
COVER R/W, ADD MTG DETAILS. ADD
COLOR RENDERINGS.

R10:ENS:11/15/18: REVERT SIGN (B) BACK
TO PREVIOUS DESIGN. UPDATE NOTES

R11:ENS:01/07/19: CHANGE VINYL ON
FACE TO BE WHITE.

R12:PM:01/15/19:REVISE BACKER COLOR
& INCREASE "CLOUD" AROUND BEAM
AREA (E)

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SITE CONDITIONS (E).

R14:AG:01/24/19: ADD (H).

R15:PM:03/08/19: ADD (I,J)

R16:ECS:03/28/19: REVISE SF TABLE, BOX
OUT SIGN PORTIONS PER CITY
COMMENTS, ADD DESCRIPTION OF
SIGN/MURAL, REVISE DESCRIPTIONS FOR
(I,J).



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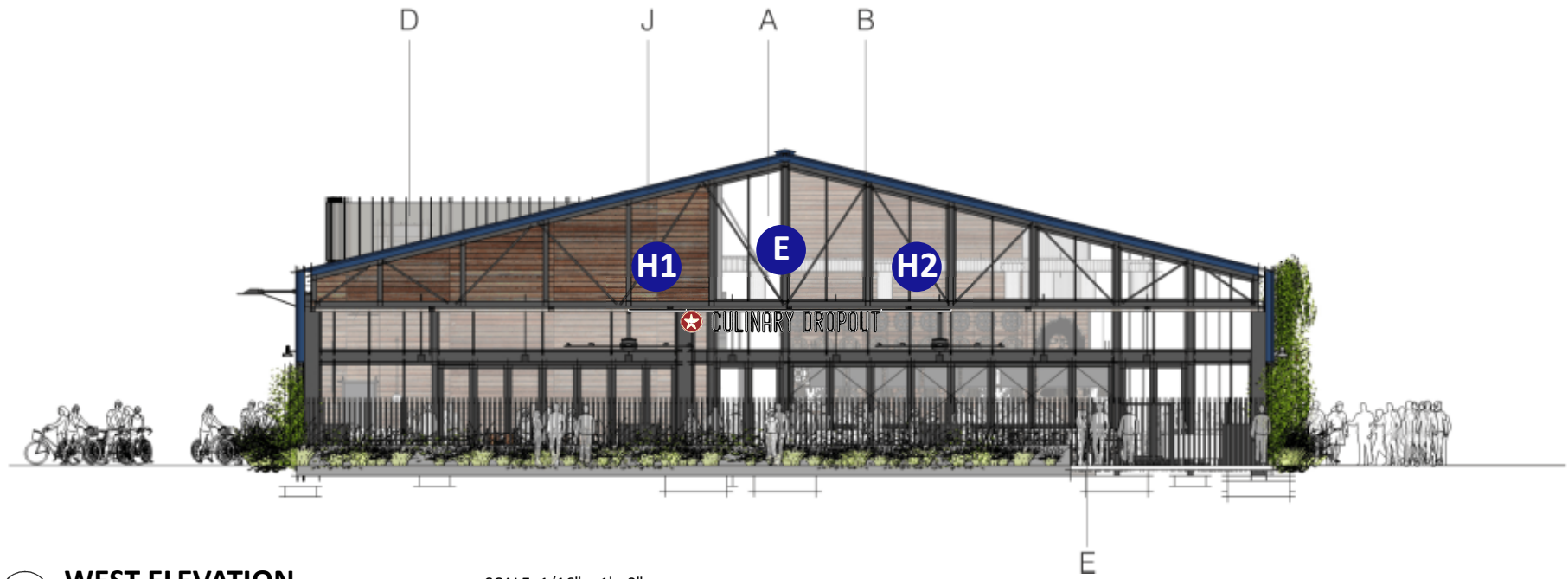
FINAL ELECTRICAL
CONNECTION BY
CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED
IN ACCORDANCE WITH ARTICLE 600 OF THE
NATIONAL ELECTRICAL CODE AND/OR OTHER
APPLICABLE LOCAL CODES. THIS INCLUDES
PROPER GROUNDING & BONDING OF THE SIGN.
SIGN WILL BEAR UL LABEL(S).

T.O. Roof Ridge:
+30' - 0"

Roof Eave:
+18' - 8"
B.O. Lighting:
+16' - 6"
T.O. Storefront:
+10' - 0"

First Floor:
+0' - 0"(1236.2')



WEST ELEVATION

SCALE: 1/16" = 1' - 0"

T.O. Roof Ridge:
+30' - 0"

B.O. Lighting:
+10' - 6"

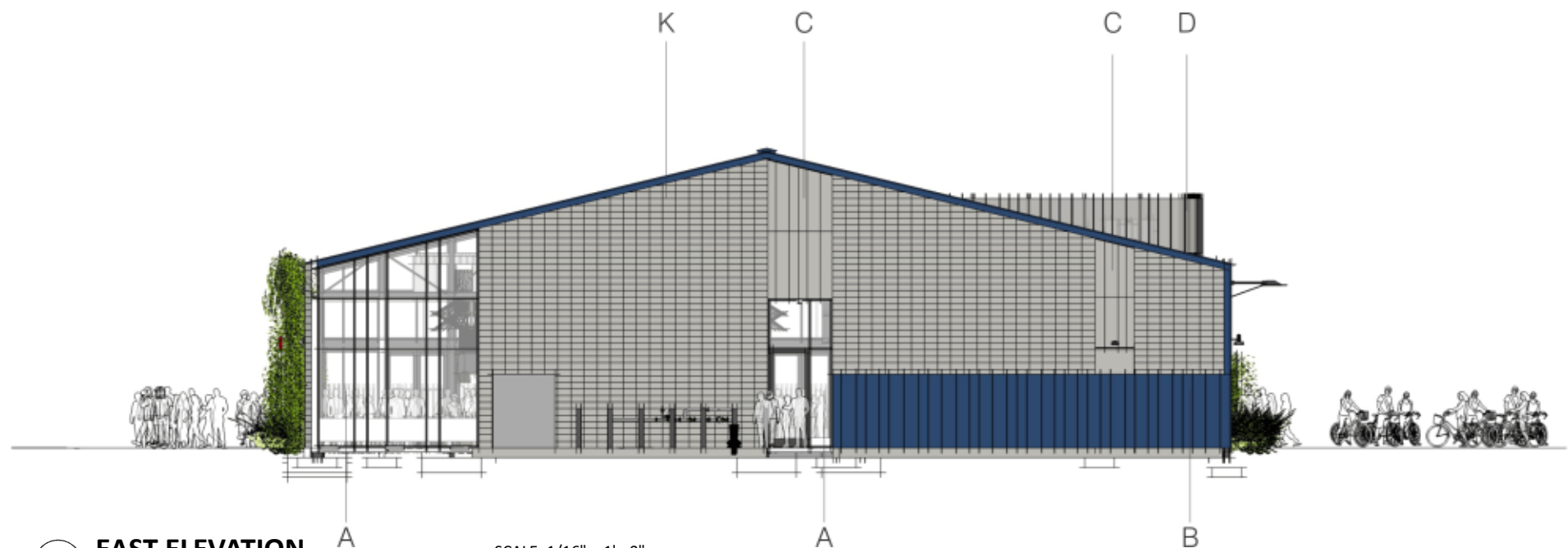
First Floor:
+0' - 0"(1236.2')

T.O. Roof Ridge:
+30' - 0"

Roof Eave:
+18' - 8"

T.O. Storefront:
+10' - 0"

First Floor:
+0' - 0"(1236.2')



EAST ELEVATION

SCALE: 1/16" = 1' - 0"

T.O. Roof Ridge:
+30' - 0"

B.O. Lighting B:
+16' - 6"

B.O. Lighting A:
+10' - 6"

First Floor:
+0' - 0"(1236.2')

APPROVED

Administrative Design Review

Case # DR17-1160-S-A

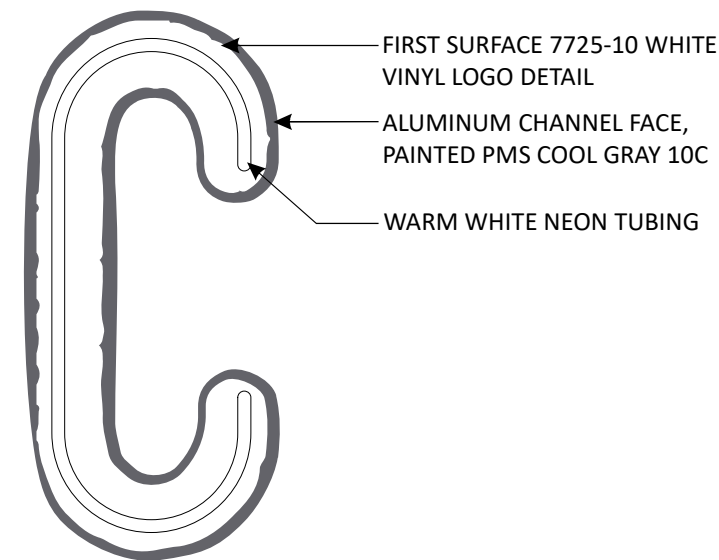
Date 4/2/2019



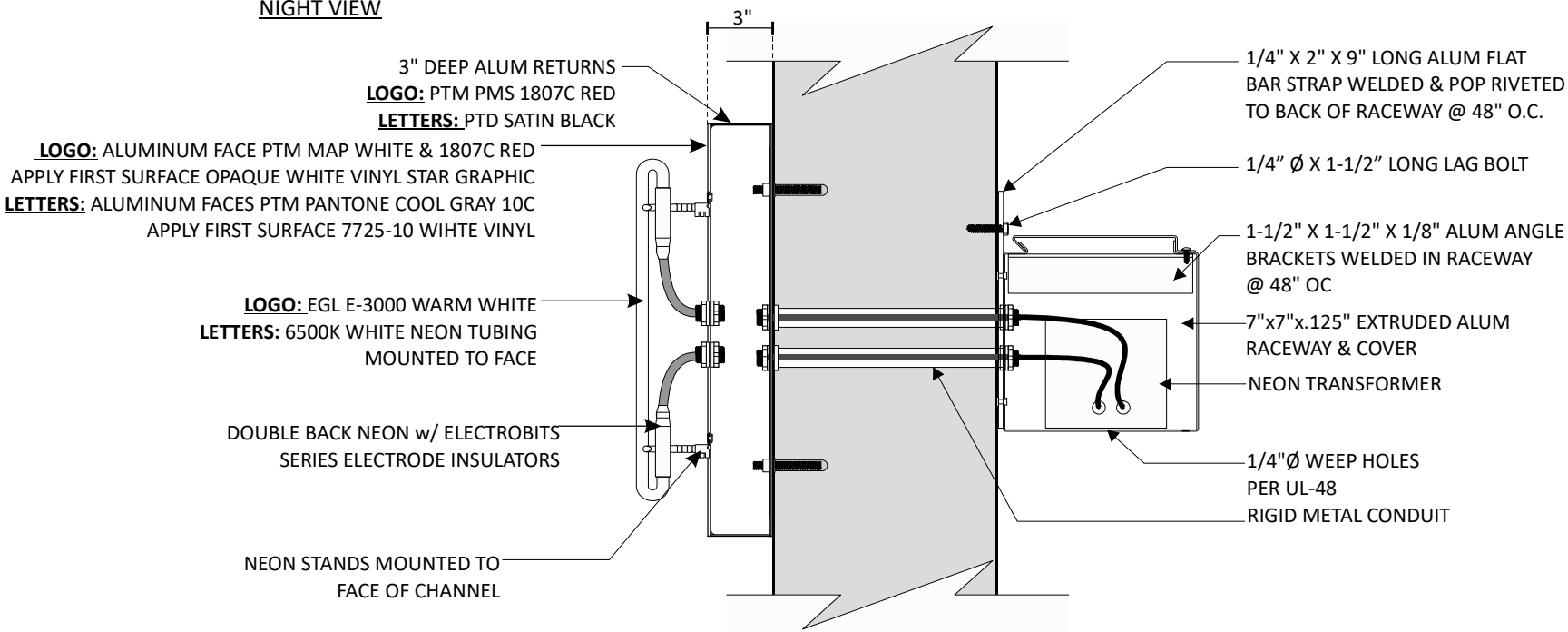
A WALL MOUNTED SIGN SCALE: 3/4" = 1' - 0"
ONE [1] REQUIRED - MANUFACTURE & INSTALL 18.55 SQFT



NIGHT VIEW



LETTER FACE DETAIL



PRELIM. DETAIL
SCALE: 1-1/2" = 1' - 0"

APPROVED
Administrative Design Review
Case # DR17-1160-S-A
Date 4/2/2019


CULINARY DROPOUT
Design #
0820412AR16_HSP
Sheet **8** of **17**
Client
CULINARY DROPOUT
Address
N GILBERT RD / E HEARNE WAY,
GILBERT, AZ

Account Rep. D GOLDEN

Designer E SORENSEN

Date 3/28/2019

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

Revision/Date

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COMMENTS, ADD DESCRIPTION OF
SIGN/MURAL, REVISE DESCRIPTIONS FOR
(I,J).



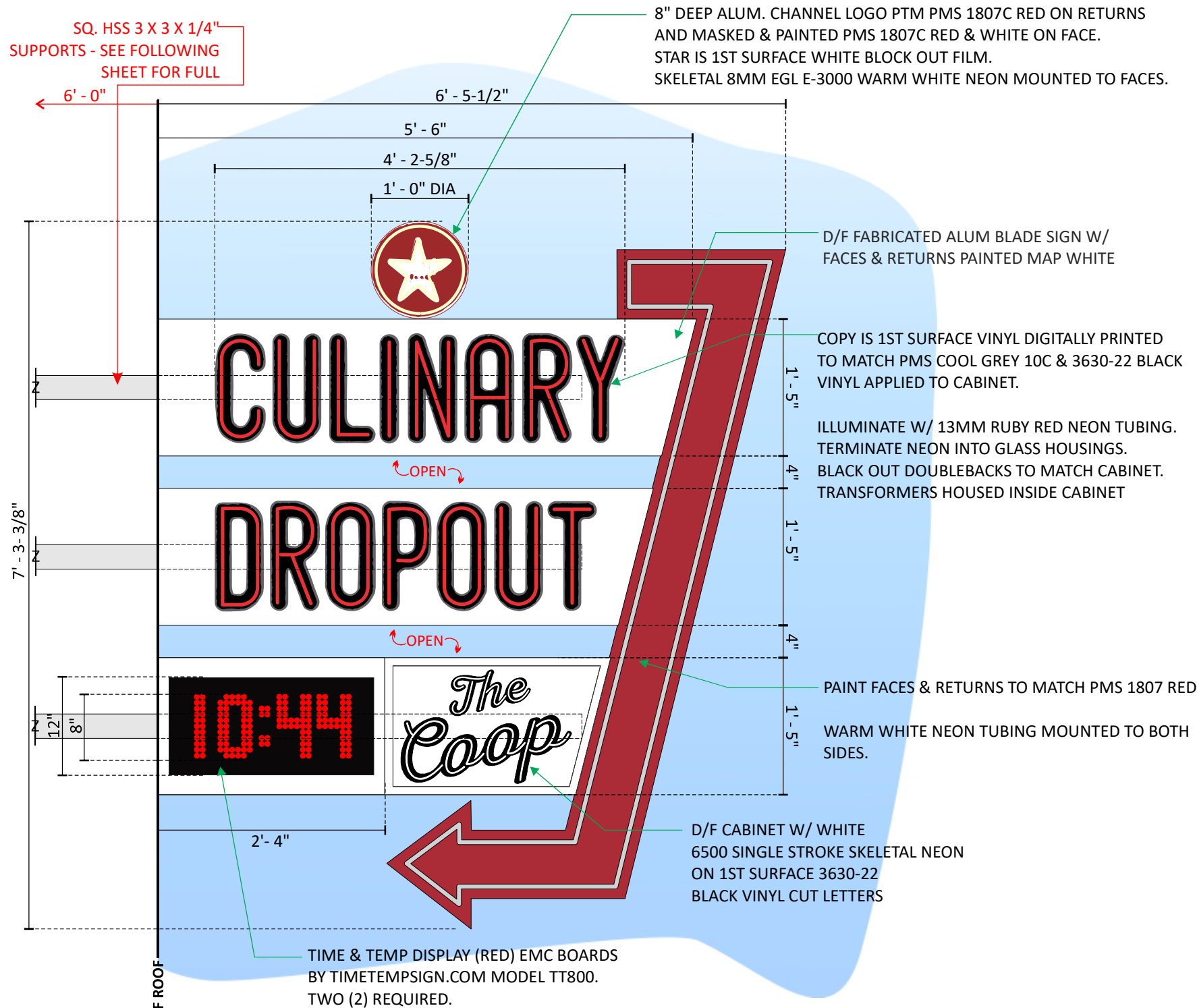
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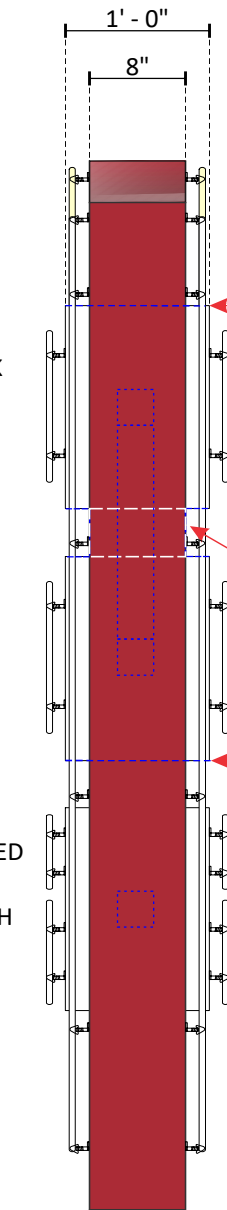
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SIGN WILL BEAR UL LABEL(S).



B BLADE SIGN SCALE: 3/4" = 1' - 0"

ONE [1] REQUIRED - MANUFACTURE & INSTALL

TOTAL SIGN WEIGHT IS APPROXIMATELY 500 LBS., UNCRATED.
ENGINEERING TO DETERMINE WIND LOADS AND MOUNTING METHOD.




OPPOSITE FACE



NIGHT VIEW

APPROVED
Administrative Design Review
Case # DR17-1160-S-A
Date 4/2/2019



CULINARY DROPOUT

Design #
0820412AR16_HSP

Sheet 9 of 17

Client
CULINARY DROPOUT

Address
N GILBERT RD / E HEARNE WAY,
GILBERT, AZ

Account Rep.
D GOLDEN

Designer
E SORENSEN

Date
3/28/2019

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

Revision/Date

RO6:MK:04/02/18: CHANGE THE COOP NEON TO WHITE/BLACK BACKGROUND

RO7:MK:05/21/18: LOWER SIGN [B], ADD REVEAL TO UPPER CABINETS. RAISE LOCATION OF [A & G].

RO8:HG:09/27/18:REVISE MOUNTING @ B

RO9:EC:10/25/18: (A) MOVE R/W BEHIND WALL. (B) REMOVE CLOCK. (E) PANEL TO COVER R/W, ADD MTG DETAILS. ADD COLOR RENDERINGS.

R10:ENS:11/15/18: REVERT SIGN (B) BACK TO PREVIOUS DESIGN. UPDATE NOTES

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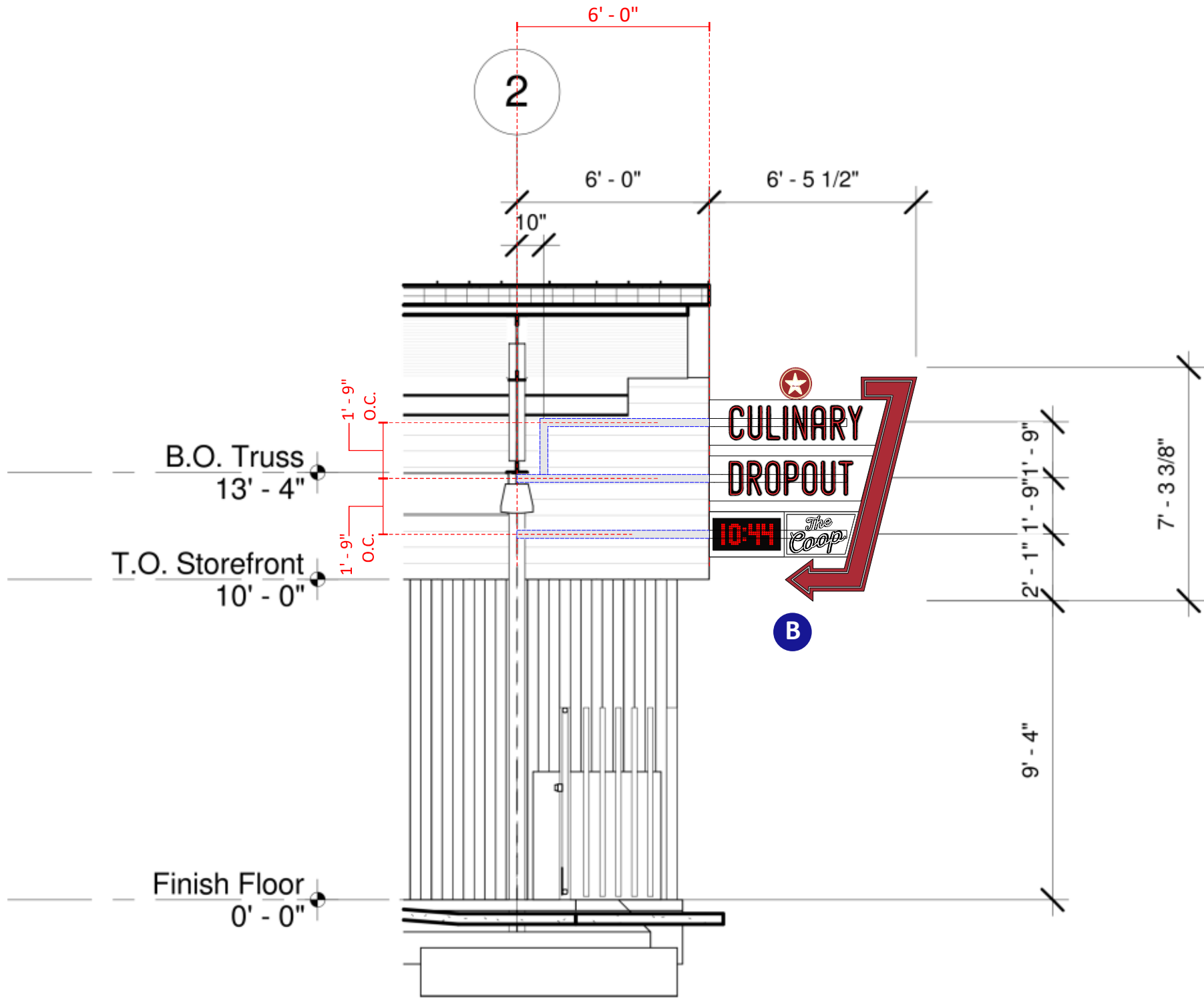
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SIGN WILL BEAR UL LABEL(S).




WALL SECTION SCALE: 1/4" = 1' - 0"

APPROVED
Administrative Design Review

Case # DR17-1160-S-A

Date 4/2/2019



CULINARY DROPOUT

Design #
0820412AR16_HSP

Sheet 10 of 17

Client
CULINARY DROPOUT

Address
N GILBERT RD / E HEARNE WAY,
GILBERT, AZ

Account Rep. D GOLDEN

Designer E SORENSEN

Date 3/28/2019

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision/Date	
R06:MK:04/02/18: CHANGE THE COOP NEON TO WHITE/BLACK BACKGROUND	
R07:MK:05/21/18: LOWER SIGN [B], ADD REVEAL TO UPPER CABINETS. RAISE LOCATION OF [A & G].	
R08:HG:09/27/18:REVISE MOUNTING @ B	
R09:EC:10/25/18: (A) MOVE R/W BEHIND WALL. (B) REMOVE CLOCK. (E) PANEL TO COVER R/W, ADD MTG DETAILS. ADD COLOR RENDERINGS.	
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Florida	2584 Sand Hill Point Circle Davenport, FL 33837 (863) 426-1100 Fax (863) 424-1160
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8652 Fax (210) 349-8724
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SIGN WILL BEAR UL LABEL(S).



PROPOSED

APPROVED
Administrative Design Review

Case # DR17-1160-S-A

Date 4/2/2019

CULINARY DROPOUT

Design #

0820412AR16_HSP

Sheet

11

of

17

Client

CULINARY DROPOUT

Address

N GILBERT RD / E HEARNE WAY,
GILBERT, AZ

Account Rep. D GOLDEN

Designer E SORENSEN

Date 3/28/2019

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision/Date	
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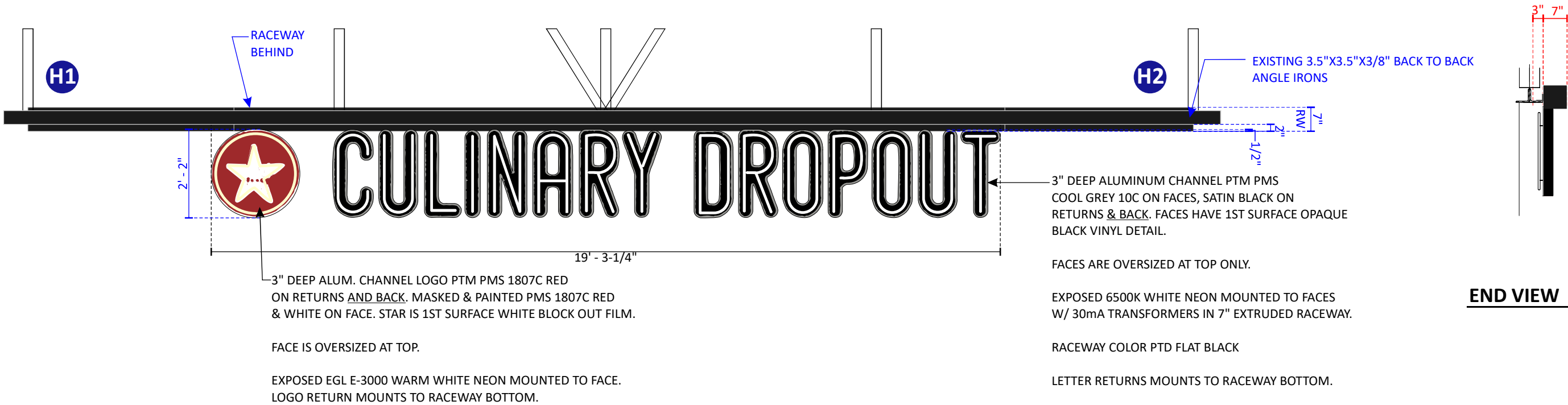
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SIGN WILL BEAR UL LABEL(S).



E

SUSPENDED SIGN

ONE [1] REQUIRED - MANUFACTURE & INSTALL

SEE FOLLOWING PAGES FOR DETAILS

SCALE: 3/8" = 1' - 0"

45.34 SQFT



CHANNEL SHAPE (TOP CUT OFF)

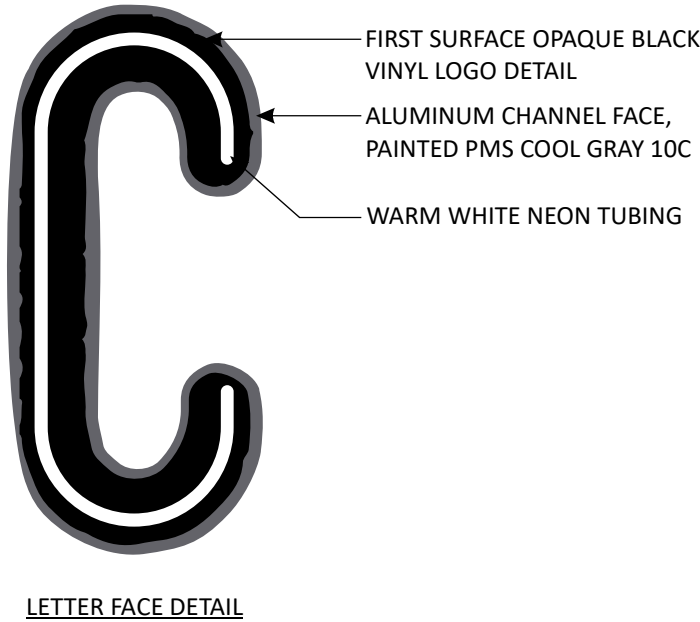


APPROVED

Administrative Design Review

Case # DR17-1160-S-A


Date 4/2/2019



LETTER FACE DETAIL

NIGHT VIEW

REV 01/24/2019



CULINARY DROPOUT

Design #0820412AR16_HSP

Sheet 12 of 17

ClientCULINARY DROPOUT

AddressN GILBERT RD / E HEARNE WAY,
GILBERT, AZ

Account Rep.D GOLDEN

DesignerE SORENSEN

Date3/28/2019

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

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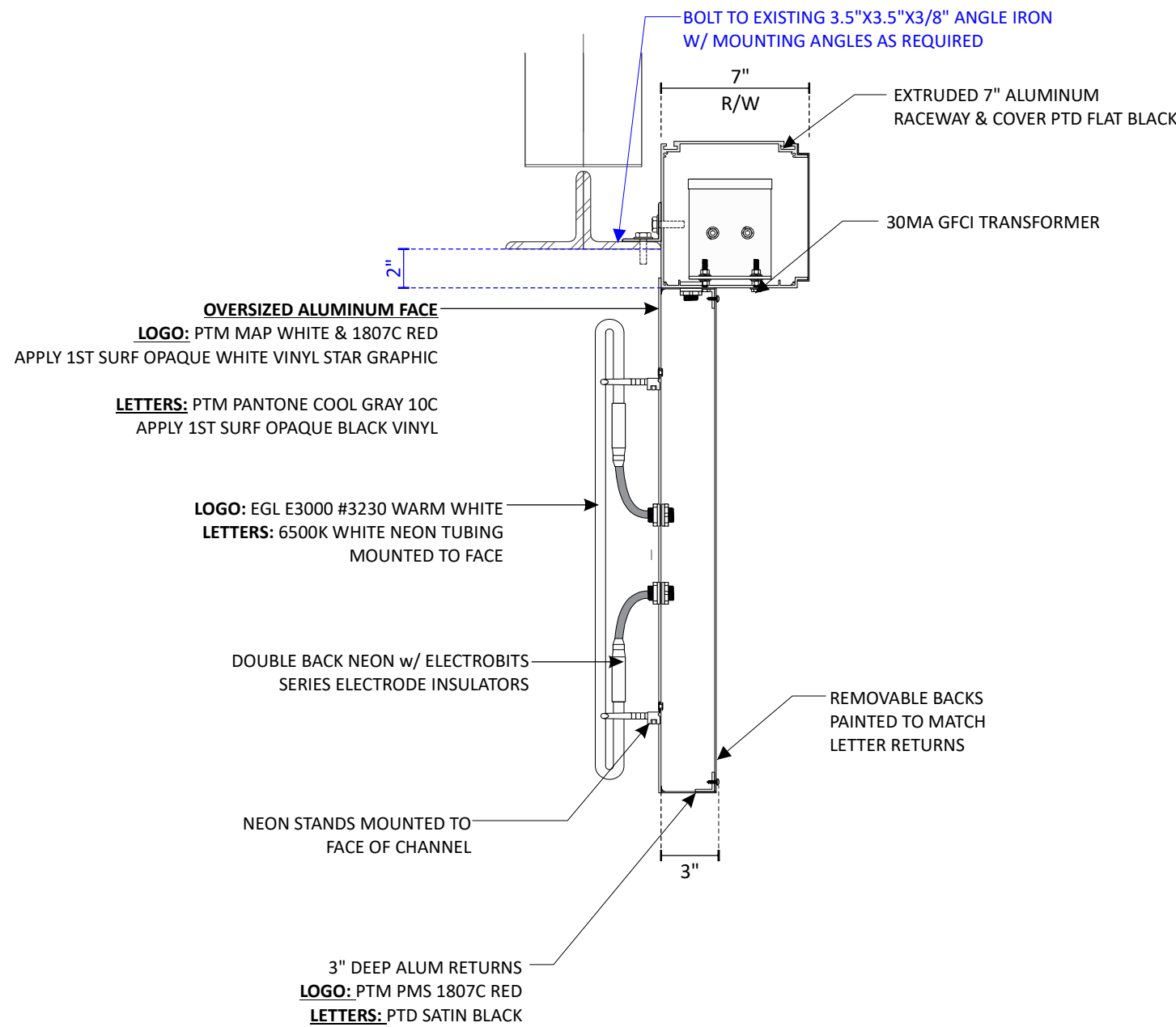
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NOTE:

ALL WIRING TO BE IN ACCORDANCE
WITH UL, NEC AND LOCAL CODES.

E **PRELIM. DETAIL**
SCALE: 1-1/2" = 1' - 0"

APPROVED
Administrative Design Review
Case # DR17-1160-S-A
Date 4/2/2019

REV 01/17/2019



CULINARY DROPOUT

Design #

0820412AR16_HSP

Sheet 13 of 17

Client

CULINARY DROPOUT

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Account Rep. D GOLDEN

Designer E SORENSEN

Date 3/28/2019

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B

R09:EC:10/25/18: (A) MOVE R/W BEHIND
WALL. (B) REMOVE CLOCK. (E) PANEL TO
COVER R/W. ADD MTG DETAILS. ADD
COLOR RENDERINGS.

R10:ENS:11/15/18: REVERT SIGN (B) BACK
TO PREVIOUS DESIGN. UPDATE NOTES

R11:ENS:01/07/19: CHANGE VINYL ON
FACE TO BE WHITE.

R12:PM:01/15/19:REVISE BACKER COLOR
& INCREASE "CLOUD" AROUND BEAM
AREA (E)

R13:AG:01/17/19: REVISE TO WORK W/
SITE CONDITIONS (E).

R14:AG:01/24/19: ADD (H).

R15:PM:03/08/19: ADD (I,J)

R16:ECS:03/28/19: REVISE SF TABLE, BOX
OUT SIGN PORTIONS PER CITY
COMMENTS, ADD DESCRIPTION OF
SIGN/MURAL, REVISE DESCRIPTIONS FOR
(I,J).



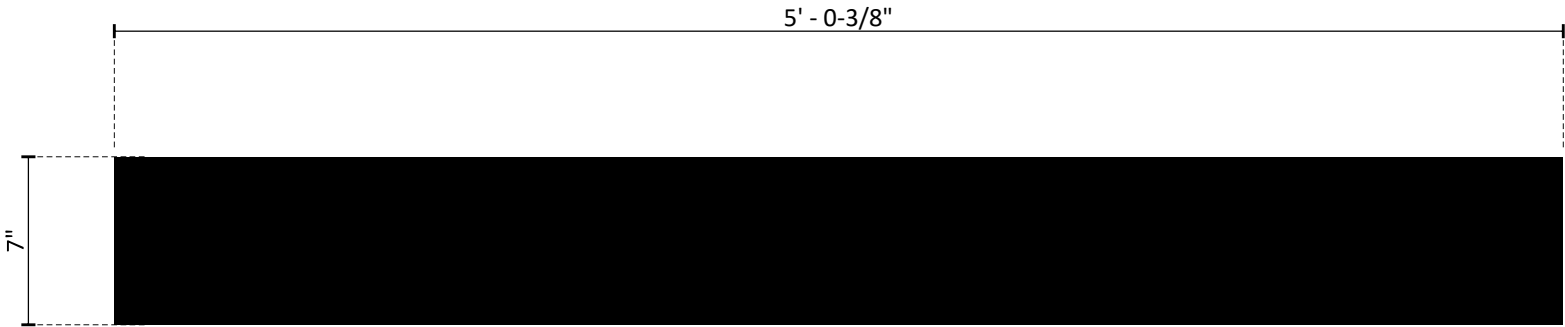
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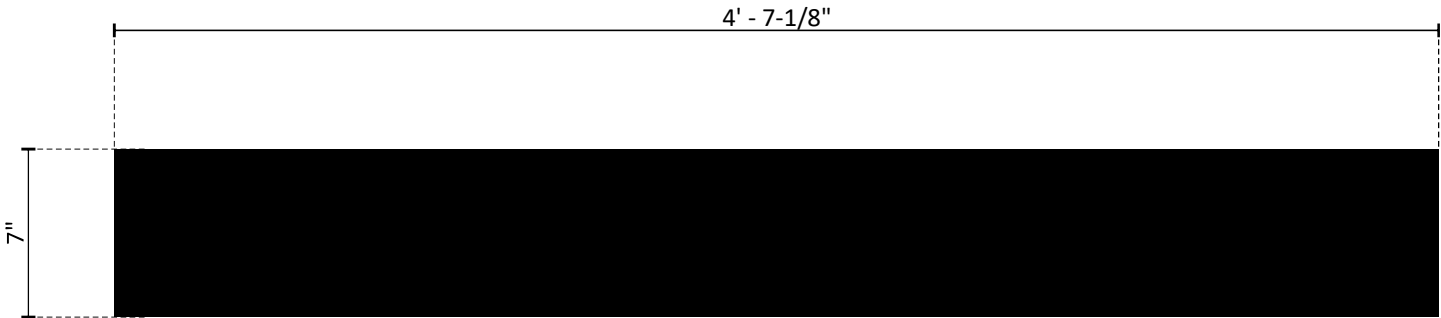
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H1

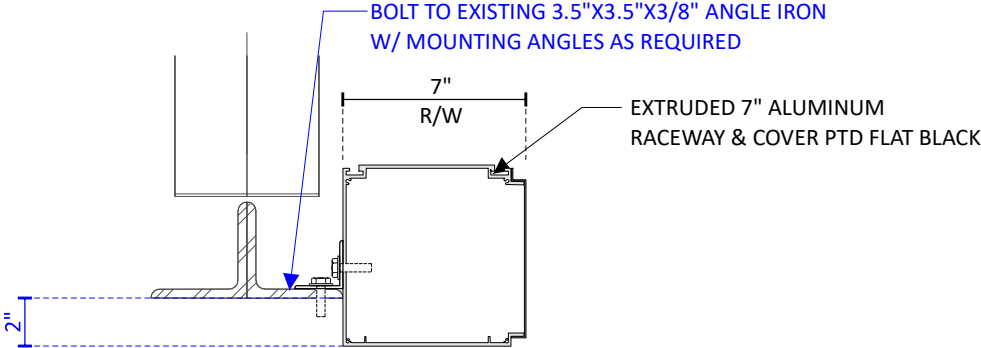


H2

H RACEWAY EXTENSIONS SCALE: 1/2" = 1' - 0"

GENERAL SPECIFICATIONS

MANUFACTURE & INSTALL NEW 7" EXTRUDED ALUM RACEWAY PTM FLAT BLACK.
MOUNT TO EITHER SIDE OF SIGN E.



H PRELIM. DETAIL
SCALE: 1-1/2" = 1' - 0"

APPROVED
Administrative Design Review
Case # DR17-1160-S-A
Date 4/2/2019



CULINARY DROPOUT

Design #		
0820412AR16_HSP		
Sheet	14	of 17
Client		
CULINARY DROPOUT		
Address		
N GILBERT RD / E HEARNE WAY, GILBERT, AZ		

Account Rep.	D GOLDEN
Designer	E SORENSEN

Date	3/28/2019
------	-----------

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision/Date
R06:MK:04/02/18: CHANGE THE COOP NEON TO WHITE/BLACK BACKGROUND
R07:MK:05/21/18: LOWER SIGN (B), ADD REVEAL TO UPPER CABINETS. RAISE LOCATION OF (A & G).
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CULINARY DROPOUT

Design #

0820412AR16_HSP

Sheet 15 of 17

Client

CULINARY DROPOUT

Address

N GILBERT RD / E HEARNE WAY,
GILBERT, AZ

Account

D GOLDEN

Designer

E SORENSEN

Date

3/28/2019

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

Revision/Date

R06:MK:04/02/18: CHANGE THE COOP
NEON TO WHITE/BLACK BACKGROUND

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REVEAL TO UPPER CABINETS, RAISE
LOCATION OF [A & G].

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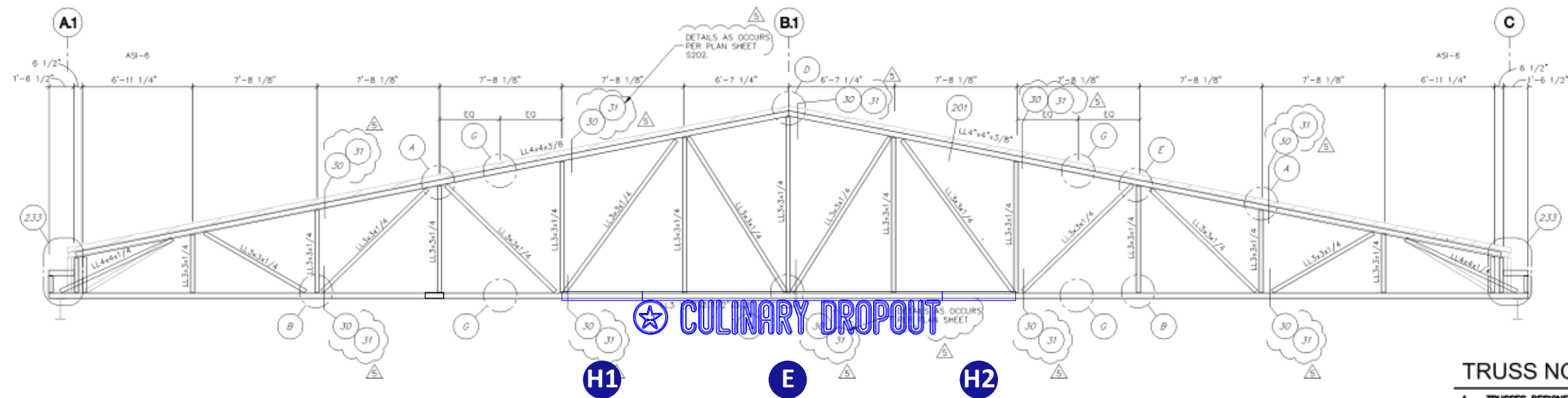
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FINAL ELECTRICAL
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APPLICABLE LOCAL CODES. THIS INCLUDES
PROPER GROUNDING & BONDING OF THE SIGN.
SIGN WILL BEAR UL LABEL(S).



TRUSS NOTES

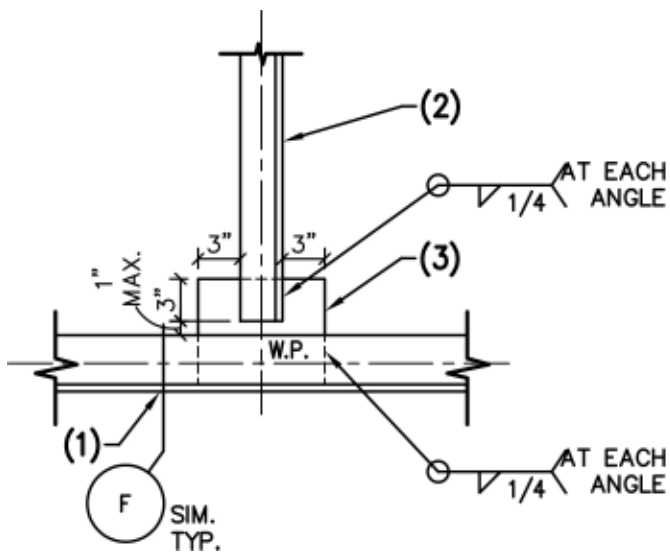
1. TRUSSES DESIGNED FOR AN ANTICIPATED MAXIMUM DEFLECTION OF 3/4\"/>

NOTES:

1. BOTTOM CHORD.
2. VERTICAL WEB MEMBER.
3. DIAGONAL WEB MEMBER.
4. 3/8\"/>

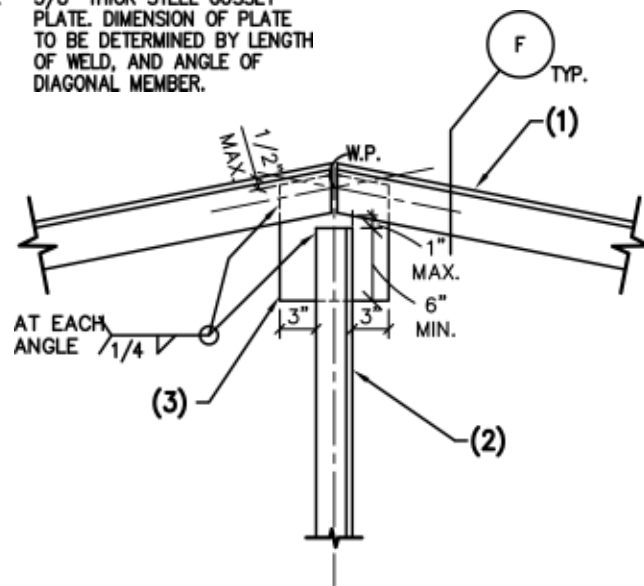
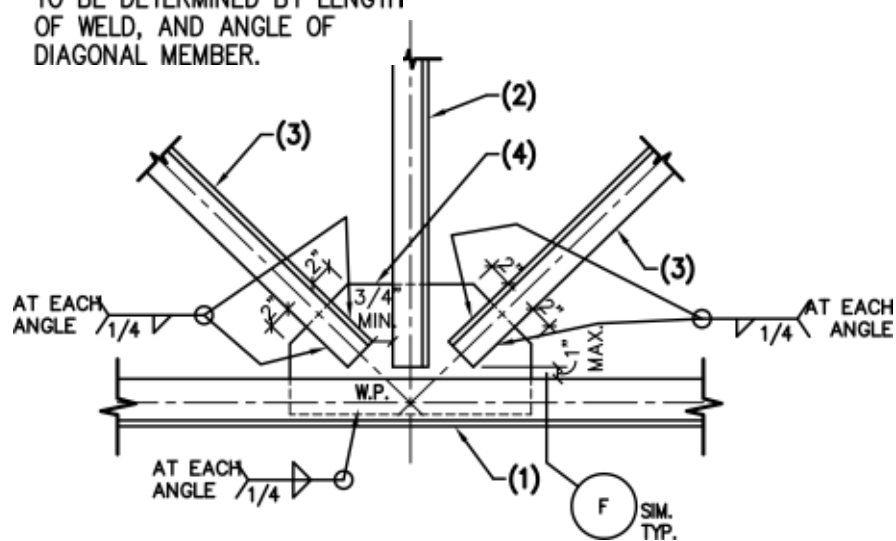
NOTES:

1. TOP CHORD.
2. VERTICAL WEB MEMBER.
3. 3/8\"/>



NOTES:

1. BOTTOM CHORD.
2. VERTICAL WEB MEMBER.
3. 3/8\"/>



B VERTICAL MEMBER TO BOTTOM CHORD

NTS

C BOTTOM CHORD TO WEB MEMBER

NTS

D BOTTOM CHORD TO WEB MEMBER

NTS

APPROVED

Administrative Design Review

DR17-1160-S-A

Case #

4/2/2019

Date



PAINTED WALL SIGN

SCALE: 1/4" = 1' - 0"

ONE [1] REQUIRED - MANUFACTURE & INSTALL

43.49 SQFT

GENERAL SPECIFICATIONS

HAND PAINTED SIGN (TOP) & MURAL (BOTTOM) TO BE PAINTED BY ARTIST ON BLOCK.

COLORS ARE TRUE RED, SKY BLUE, NAVY BLUE, AND MUSTARD YELLOW.

SIGN

ANY DEVICE, FIXTURE, PLACARD OR STRUCTURE, INCLUDING ITS COMPONENT PARTS, WHICH DRAWS ATTENTION TO AN OBJECT, PRODUCT, PLACE, ACTIVITY, OPINION, PERSON, INSTITUTION, ORGANIZATION, OR PLACE OF BUSINESS, OR WHICH IDENTIFIES OR PROMOTES THE INTERESTS OF ANY PERSON AND WHICH MAY BE VIEWED FROM THE PRIVATE PROPERTY OF ANOTHER OR FROM ANY PUBLIC STREET, ROAD, HIGHWAY, RIGHT-OF-WAY, OR PARKING AREA (COLLECTIVELY REFERRED TO AS A "PUBLIC AREA"). FOR THE PURPOSES OF THESE REGULATIONS, THE TERM "SIGN" SHALL INCLUDE ALL STUCTURAL MEMBERS. A SIGN SHALL BE CONSTRUED TO BE A DISPLAY SURFACE OR DEVICE CONTAINING ORGANIZED AND RELATED ELEMENTS COMPOSED TO FORM A SINGLE UNIT. IN CASES WHERE MATTER IS DISPLAYED IN A RANDOM OR UNCONNECTED MANNER WITHOUT ORGANIZED RELATIONSHIP OF THE COMPONENTS, EACH SUCH COMPONENT SHALL NOT INCLUDE THE FOLLOWING OBJECTS: GRAVE YARD AND CEMETERY MARKERS VISIBLE FROM A PUBLIC AREA, VENDING MACHINES OR EXPRESS MAIL DROP-OFF BOXES VISIBLE FROM A PUBLIC AREA, DECORATIONS VISIBLE FROM A PUBLIC AREA, ARTWORK OR A BUILDING'S ARCHITECTURAL FEATURES VISIBLE FROM A PUBLIC AREA, OR A MANUFACTURER'S OR SELLERS' MARKINGS ON MACHINERY OR EQUIPMENT VISIBLE FROM A PUBLIC AREA.

MURAL

A HAND-PAINTED WORK OF ORIGINAL VISUAL ART THAT IS PAINTED DIRECTLY ON THE EXTERIOR SURFACE OF A BUILDING, STRUCTURE, WALL OR SURFACE WITH THE EXPRESS PERMISSION OF THE PROPERTY OWNER; AND IS NON-COMMERCIAL IN THAT IT DOES NOT PROMOTE A PARTICULAR BUSINESS, SERVICE, OR PRODUCT.

APPROVED
Administrative Design Review
Case # DR17-1160-S-A
Date 4/2/2019



CULINARY DROPOUT

Design #

0820412AR17_HSP

Sheet 16 of 17

Client

CULINARY DROPOUT

Address

N GILBERT RD / E HEARNE WAY,
GILBERT, AZ

Account Rep. D GOLDEN

Designer E SORENSEN

Date 3/28/2019

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

Revision/Date

R07-ARK-05/21/18 LOWER SIGN (B), ADD REVEAL TO UPPER CABINETS, RAISE LOCATION OF (A & G).

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R17-EC-04/01/19: (I) UPDATE SQFT, (J) PTD WHITE, REMOVE MURAL TEXT.



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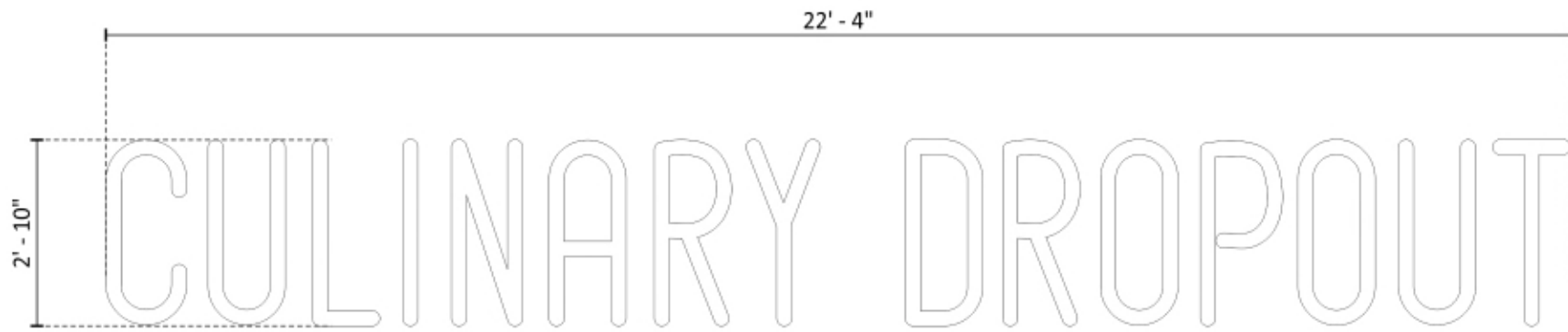
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APPLICABLE LOCAL CODES. THIS INCLUDES
PROPER GROUNDING & BONDING OF THE SIGN.
SIGN WILL BEAR UL LABEL(S).





PAINTED WALL SIGN

SCALE: 3/8" = 1' - 0"

ONE [1] REQUIRED - MANUFACTURE & INSTALL

63.5 SQFT

GENERAL SPECIFICATIONS

HAND PAINTED SIGN TO BE PAINTED WHITE BY ARTIST OVER THE STANDING SEAM METAL WALL PANELS.

SIGN

ANY DEVICE, FIXTURE, PLACARD OR STRUCTURE, INCLUDING ITS COMPONENT PARTS, WHICH DRAWS ATTENTION TO AN OBJECT, PRODUCT, PLACE, ACTIVITY, OPINION, PERSON, INSTITUTION, ORGANIZATION, OR PLACE OF BUSINESS, OR WHICH IDENTIFIES OR PROMOTES THE INTERESTS OF ANY PERSON AND WHICH MAY BE VIEWED FROM THE PRIVATE PROPERTY OF ANOTHER OR FROM ANY PUBLIC STREET, ROAD, HIGHWAY, RIGHT-OF-WAY, OR PARKING AREA (COLLECTIVELY REFERRED TO AS A "PUBLIC AREA"). FOR THE PURPOSES OF THESE REGULATIONS, THE TERM "SIGN" SHALL INCLUDE ALL STUCTURAL MEMBERS. A SIGN SHALL BE CONSTRUED TO BE A DISPLAY SURFACE OR DEVICE CONTAINING ORGANIZED AND RELATED ELEMENTS COMPOSED TO FORM A SINGLE UNIT. IN CASES WHERE MATTER IS DISPLAYED IN A RANDOM OR UNCONNECTED MANNER WITHOUT ORGANIZED RELATIONSHIP OF THE COMPONENTS, EACH SUCH COMPONENT SHALL NOT INCLUDE THE FOLLOWING OBJECTS: GRAVE YARD AND CEMETERY MARKERS VISIBLE FROM A PUBLIC AREA, VENDING MACHINES OR EXPRESS MAIL DROP-OFF BOXES VISIBLE FROM A PUBLIC AREA, DECORATIONS VISIBLE FROM A PUBLIC AREA, ARTWORK OR A BUILDING'S ARCHITECTURAL FEATURES VISIBLE FROM A PUBLIC AREA, OR A MANUFACTURER'S OR SELLERS' MARKINGS ON MACHINERY OR EQUIPMENT VISIBLE FROM A PUBLIC AREA.

APPROVED

Administrative Design Review

Case # DR17-1160-S-A

Date 4/2/2019



CULINARY DROPOUT

Design #

0820412AR17_HSP

Sheet 17 of 17

Client

CULINARY DROPOUT

Address

N GILBERT RD / E HEARNE WAY,
GILBERT, AZ

Account Rep. D GOLDEN

Designer E SORENSEN

Date 3/28/2019

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

Revision/Date

R07-FWK:05/21/18 LOWER SIGN (B), ADD REVEAL TO UPPER CABINETS. RAISE LOCATION OF (A & G).

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R09-EC:10/25/18: (A) MOVE R/W BEHIND WALL. (B) REMOVE CLOCK. (E) PANEL TO COVER R/W. ADD MTG DETAILS. ADD COLOR RENDERINGS.

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R17-EC:04/01/19: (I) UPDATE SQFT. (J) PTD WHITE. REMOVE MURAL TEXT.



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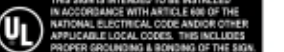
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SIGN WILL BEAR UL LABEL(S).





ASSOCIATED SIGN COMPANY

APPROVED

Administrative Design Review

Case # DR17-1160-S-A
Date 4/2/2019

Town of Gilbert
Planning & Development
90 E. Civic Center Dr.
Gilbert, AZ 85296

April 1, 2019

RE: HERITAGE SIGN PLAN FOR CULINARY DROPOUT AT 385 N. GILBERT RD:

We are requesting approval of the attached modification to the approved Heritage sign plan for newly developed Culinary Dropout located at 385 N. Gilbert Rd. We are proposing two additional signs beyond what was approved by staff under DR17-1160-S & PDR-2018-00096. The two additional signs will be hand painted on the building. The proposed sign I will be located on the south elevation at the east end of the building and will be 43.49 square feet of sign area that will be located above painted wall mural that does not feature any branding for the business. The second proposed sign will be located on the north elevation at the west end of the building and will be 63.5 square feet and will be hand painted on the standing seam metal wall panels. With the addition of the two painted wall signs the sum total of the sign area for the building is still only 46% of the sign area allowed by code. We are requesting approval of the additional wall signs as submitted.

All proposed signage for the building shall be required to comply with the Town of Gilbert sign code and prior to submittal of plan to the Town of Gilbert the tenant must receive written approval from the property owner.

The horizontal length of any tenant wall sign shall not exceed 80% of the horizontal dimension of the wall on which it is placed, and the vertical length of any tenant wall sign shall not exceed 80% of the vertical dimension of the wall on which it is placed.

Projecting signs shall be permanently affixed to the exterior of the building wall within the confines of the leased storefront area. Projecting signs shall not exceed the height of a roof line or parapet to which it is attached by more than 25% of the sign height. Through penetrations required for sign support shall not impact roofing at backside of parapet.

All signs that meet the Heritage Sign Plan guidelines and are in conformance with the Land Development Code may be reviewed administratively as part of the sign



MEMBER:





ASSOCIATED SIGN COMPANY

permit process to ensure they meet the guidelines for appropriate design as set forth in the Heritage District Guidelines.

The signs proposed will not alter in anyway the site plan however, they will modify the approved building character approved for the development. The mural sign combination on the south wall will replace what was intended to be a vine cable structure with greenery grown on the CMU wall. The proposed mural/sign would be hand painted on the CMU wall in place of the vine cables which were removed to expose the block wall finish. The landscape has been install in its place to soften the building. Japanese boxwood hedges will line the entire wall. Wall murals are common place in the Heritage District and add an artistic flair to the building. Approval of the Heritage sign plan for the Culinary Dropout development is requested. Associated Sign Company is submitting drawings on behalf of Chandler signs who is listed on the title block of all signage drawings. Feel free to contact me with any questions.

Regards,

Jason Shano

Jason Shano

APPROVED

Administrative Design Review

Case # DR17-1160-S-A

Date 4/2/2019

Established 1988

MEMBER:





NOTICE OF ADMINISTRATIVE DECISION

January 29, 2019

Jason Shano
Associated Sign Company
3335 W. Vernon Ave.
Phoenix, AZ 85009
Email: jason@associatedsign.com

RE: Administrative Design Review for the Culinary Dropout - Heritage Sign Plan **DR17-1160-S (PDR-2018-00096)**.

Ms. Shano:

Staff has reviewed and **approved** your Administrative Design **DR17-1160-S (PDR-2018-00096)** for the Heritage Sign Plan for the Culinary Dropout building located at 385 N. Gilbert Rd., at the NEC of Gilbert Road and Hearne Way zoned Heritage Village Center (HVC) zoning district. Staff has made the following findings:

- The project is consistent with the LDC and applicable design guidelines;
- The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
- The project is consistent with all applicable provisions of the Zoning Code;
- The project is compatible with adjacent and nearby development; and
- The project design provides for safe and efficient provision of public services.

Based on the above, staff has approved **DR17-1160-S (PDR-2018-00096)**. A general summary of the proposed requests on the subject site and required conditions of approval are listed below:

Wall Mounted Signage –

- The overall building wall mounted signage will consist of the installation of three (3) walls signs, as identified below:
 - **Wall Sign 'A'** – a wall sign (18.55 sq. ft.) noting "Culinary Dropout" with logo, consisting of open face aluminum channel letters with exposed white neon tubing illumination mounted to sign face. The sign will be flush mounted to the building wall with no exposed raceways, above the front entry (south building elevations) from Hearne Way.

- **Wall Sign 'B'** – Projecting Sign (47.14 sq. ft.) noting “Culinary Drop/ The Coop” with logo and electronic changeable message portion noting time and temperature will project over the Gilbert Road sidewalk 5'-4" (Engineering Encroachment Permit Required). This sign will consist of a cabinet sign with vinyl letters and exposed neon tubing (ruby red and warm white) mounted on both sides of the sign for the letters. The Projecting Sign will be mounted to the western building elevation at southwestern portion of the building, with no exposed raceways as the electrical materials will be housed in new proposed building columns and building elements that are compatible with the exposed metal trusses of the existing building.
- **Wall Sign 'E'** – a Canopy Sign (45.34 sq. ft.) noting “Culinary Dropout” with logo consisting of open face aluminum channel letters with exposed white neon tubing illumination mounted to sign face, the sign will be suspended/ mounted from the existing metal trusses of the building with electrical housed in new metal feature that will be mounted behind the metal trusses and angle iron elements of the building and designed to be integrated into the building architecture in order to not be considered an exposed raceway.
- **Wall Sign Area** – the total proposed wall signage area under the Heritage Sign Plan for The Culinary Dropout (3 total wall signs), will be 111.03 sq. ft. in area. Whereas the total wall mounted signage for the overall building is permitted to be a maximum of 668.25 sq. ft. (1.5 x 222'-9" of linear frontage, dual-frontage building)
- The proposed Heritage Sign Plan for the Culinary Dropout Building will comply with all signage requirements of the Land Development Code (LDC), Article 4.4 – Sign Regulations and 4.4013, Heritage Village Center Zoning District Sign Regulations.

Staff has **approved** your request with the following conditions:

1. Construction of the monument sign shall conform to the exhibits submitted for this request, consisting of the following sheets: Culinary Dropout, Heritage Sign Plan (16 sheets) and Project Narrative (2 sheets). All exhibits are stamped administratively approved January 29, 2019.
2. Prior to construction of a sign extending over the Town right-of-way, an encroachment permit must be obtained through the Town Engineering Department.

Should you have any questions regarding these findings, please contact me at (480) 503-6805.

Sincerely,
 /S/
 Nathan Williams, AICP
 Senior Planner, Town of Gilbert

Attachments:

1. Culinary Dropout Heritage Sign Plan (16 pages)
2. Project Narrative (2 pages)

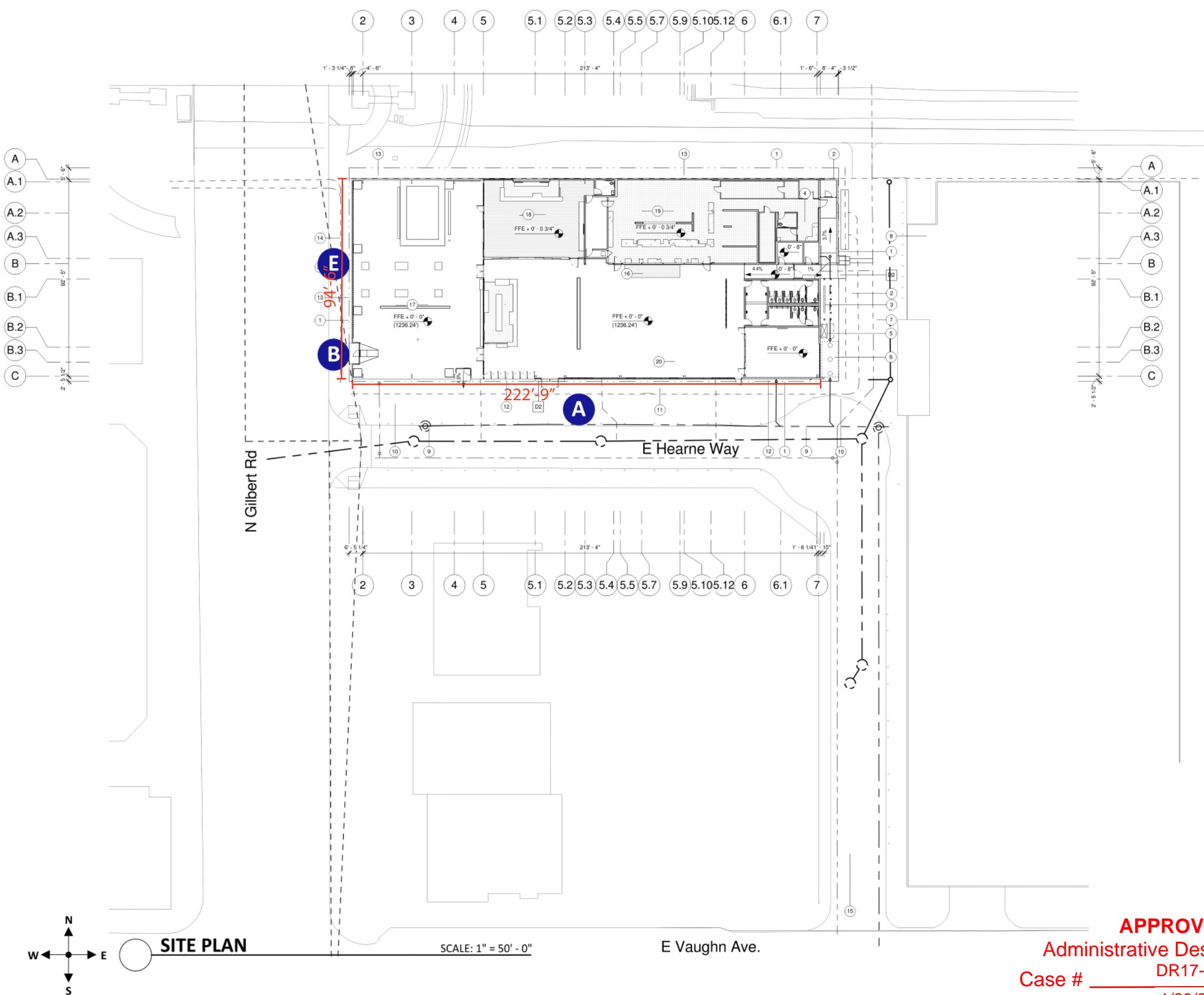


APPROVED
Administrative Design Review
Case # DR17-1160-S
Date 1/29/2019

CULINARY DROPOUT

385 N. GILBERT RD
GILBERT, AZ


HERITAGE SIGN PLAN SUBMITTAL 12/2018



SOUTH ELEVATION FRONTAGE: 222'9" X 1.5 = 334 SF
WEST ELEVATION FRONTAGE: 94'-6" = 141.75 SF
TOTAL ALLOWED SQUARE FOOTAGE = 475.75 SF

SIGN A = 18.55 SF
SIGN B = 47.14 SF
SIGN E = 45.34 SF
TOTAL = 111.03 SF

APPROVED
Administrative Design Review
Case # DR17-1160-S
Date 1/29/2019

**CULINARY DROPOUT**

Design #
0820412AR10_HSP

Sheet 1 **of** 12

Client
CULINARY DROPOUT

Address
N GILBERT RD / E HEARNE WAY,
GILBERT, AZ

Account Rep. J MUELLER

Designer E SORENSEN

Date 12/08/2017

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision/Date

R2:PM:02/02/18:REVISE BLADE SIGN (B), ADD OPT 2 [C]

R04:EC:03/26/18: UPDATE SITE PLAN, FLOOR PLAN & ELEVATIONS. (B) UPDATED FROM BULBS TO NEON. (G) ADD SPEC.

R05:ES:03/30/18:REVISE B AND G


R06:MK:04/02/18: CHANGE THE COOP NEON TO WHITE/BLACK BACKGROUND

R07:MK:05/21/18:LOWER SIGN [B], ADD REVEAL TO UPPER CABINETS. RAISE LOCATION OF [A & G].

R08:HG:09/27/18:REVISE MOUNTING @ B

R09:EC:10/25/18: (A) MOVE R/W BEHIND WALL (B) REMOVE CLOCK. (E) PANEL TO COVER R/W, ADD MTG DETAILS. ADD COLOR RENDERINGS.


R10:ENS:11/15/18: REVERT SIGN (B) BACK TO PREVIOUS DESIGN. UPDATE NOTES

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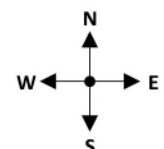
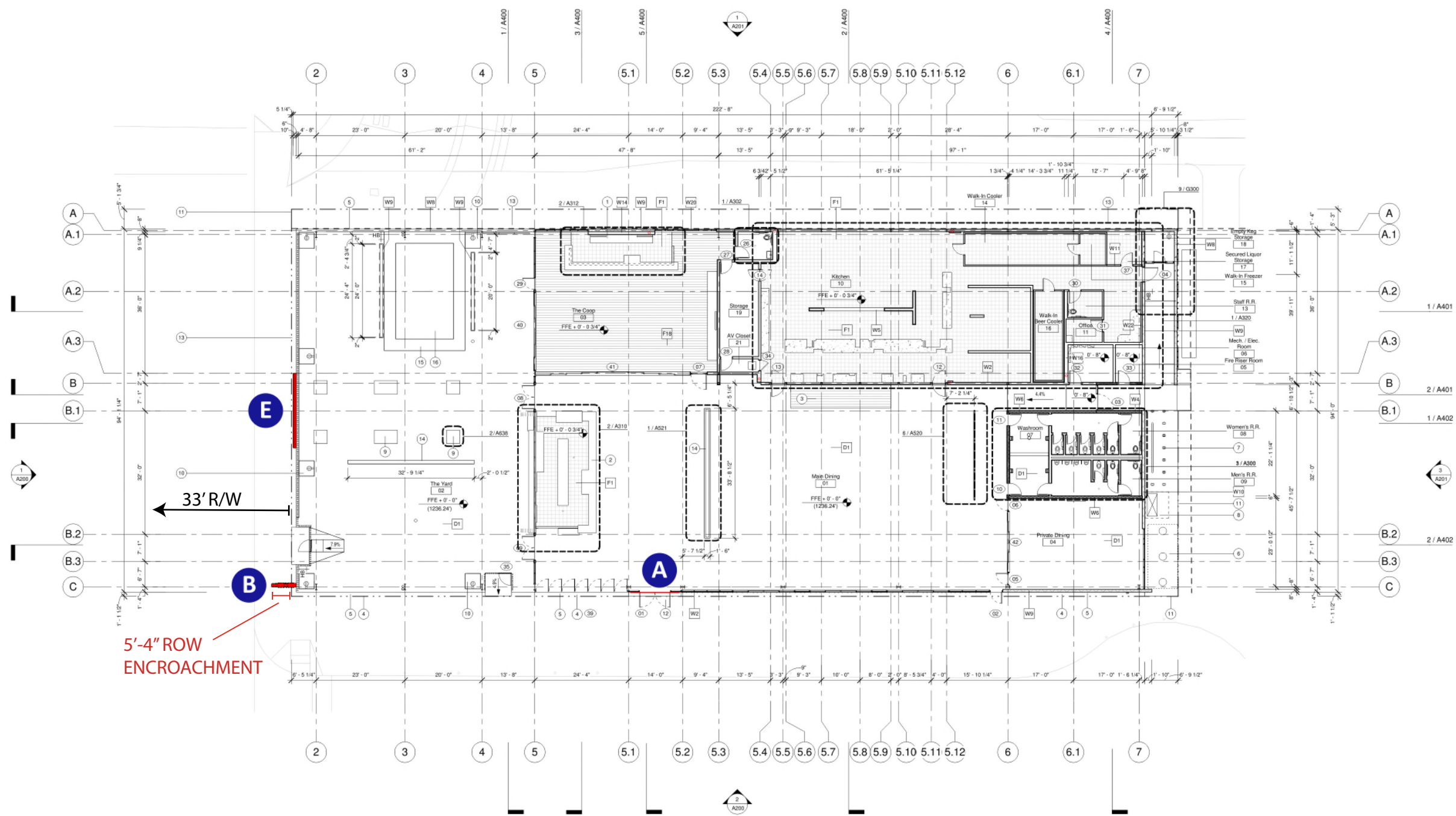
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FLOOR PLAN
SCALE: 1" = 30' - 0"

APPROVED
Administrative Design Review
Case # DR17-1160-S
Date 1/29/2019



CULINARY DROPOUT

Design #

0820412AR10_HSP

Sheet 2 of 12

Client

CULINARY DROPOUT

Address

N GILBERT RD / E HEARNE WAY,
GILBERT, AZ

Account Rep. J MUELLER

Designer E SORENSEN

Date 12/08/2017

Approval / Date

Client

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CULINARY DROPOUT

Design #

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Sheet 3 of 13

Client

CULINARY DROPOUT

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GILBERT, AZ

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J MUELLER

Designer

E SORENSEN

Date

12/08/17

Approval / Date

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R13:AG:01/17/19: REVISE TO WORK
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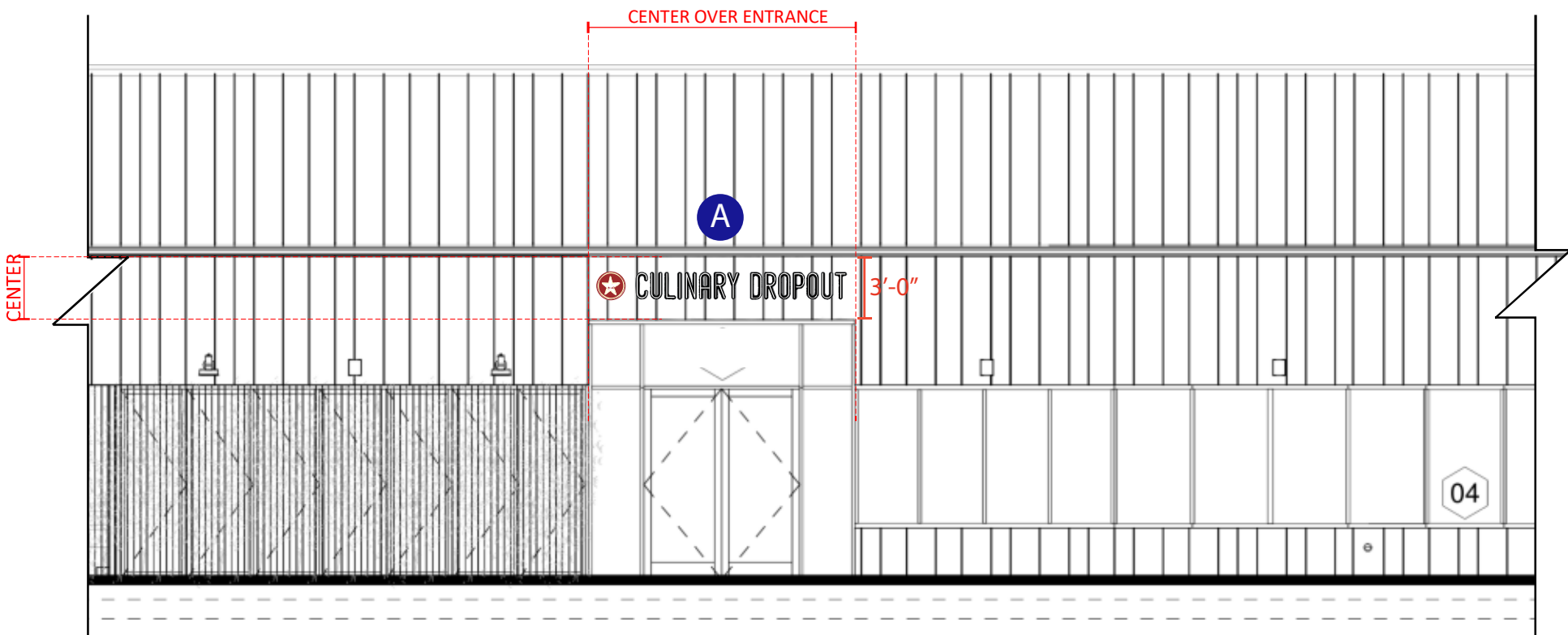
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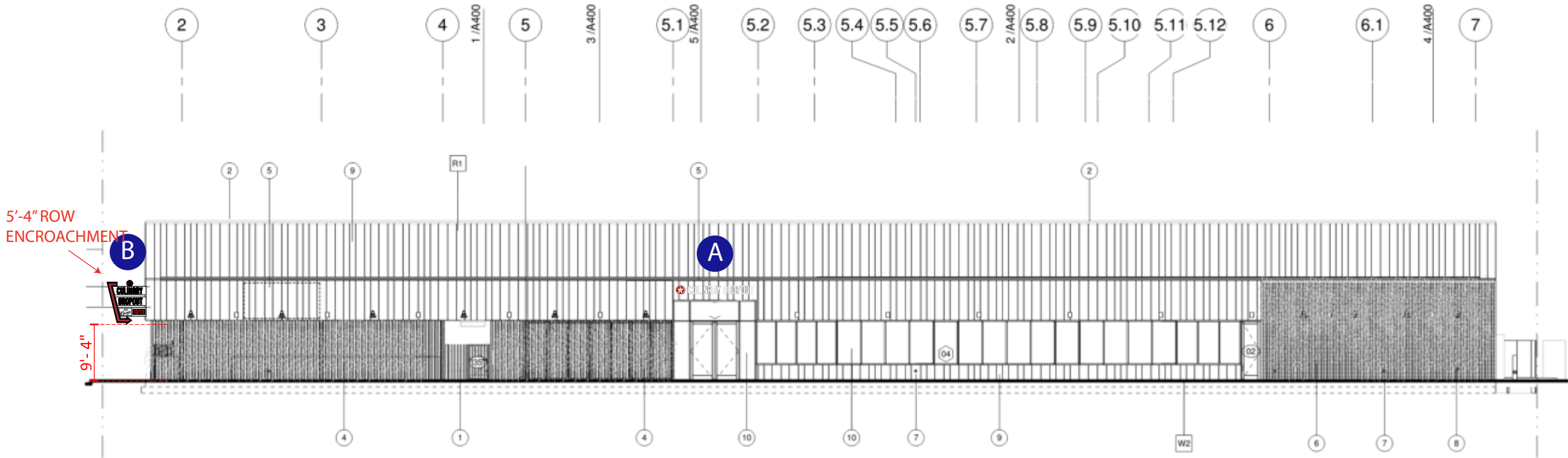
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PARTIAL SOUTH ELEVATION

SCALE: 1/8" = 1' - 0"

	T.O. Masonry Wall
	16' - 8"
	B.O. Roof Deck
	14' - 8"
	B.O. Restroom Ceiling
	9' - 0"
	T.O.Wall - Wainscot
	2' - 8"
	Finish Floor
	0' - 0"



SOUTH ELEVATION

SCALE: 1" = 20' - 0"

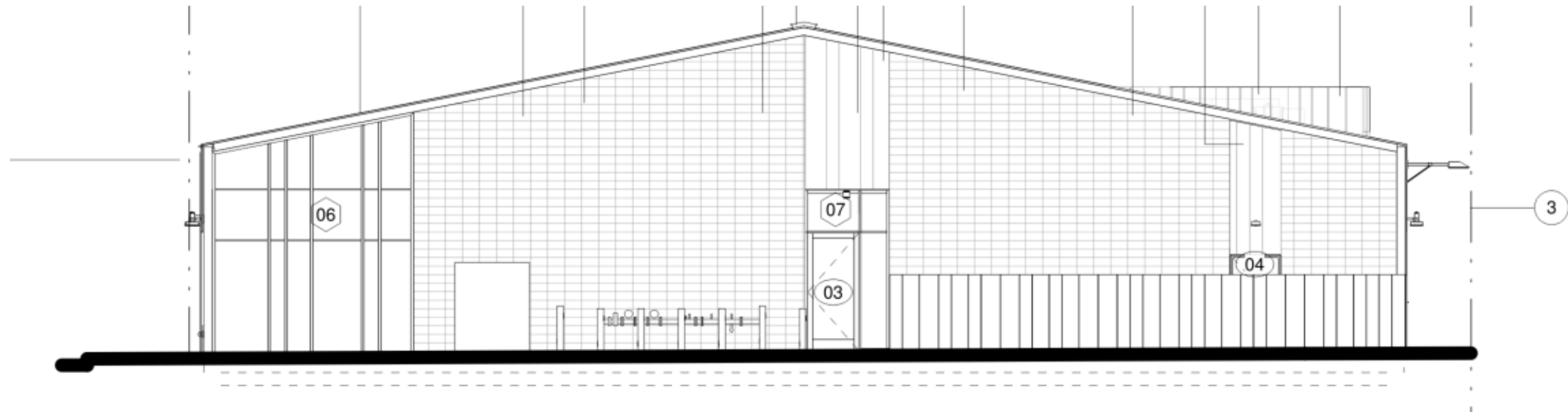
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	16' - 8"
	B.O. Roof Deck
	14' - 8"
	B.O. Restroom Ceiling
	9' - 0"
	T.O.Wall - Wainscot
	2' - 8"
	Finish Floor
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APPROVED

Administrative Design Review

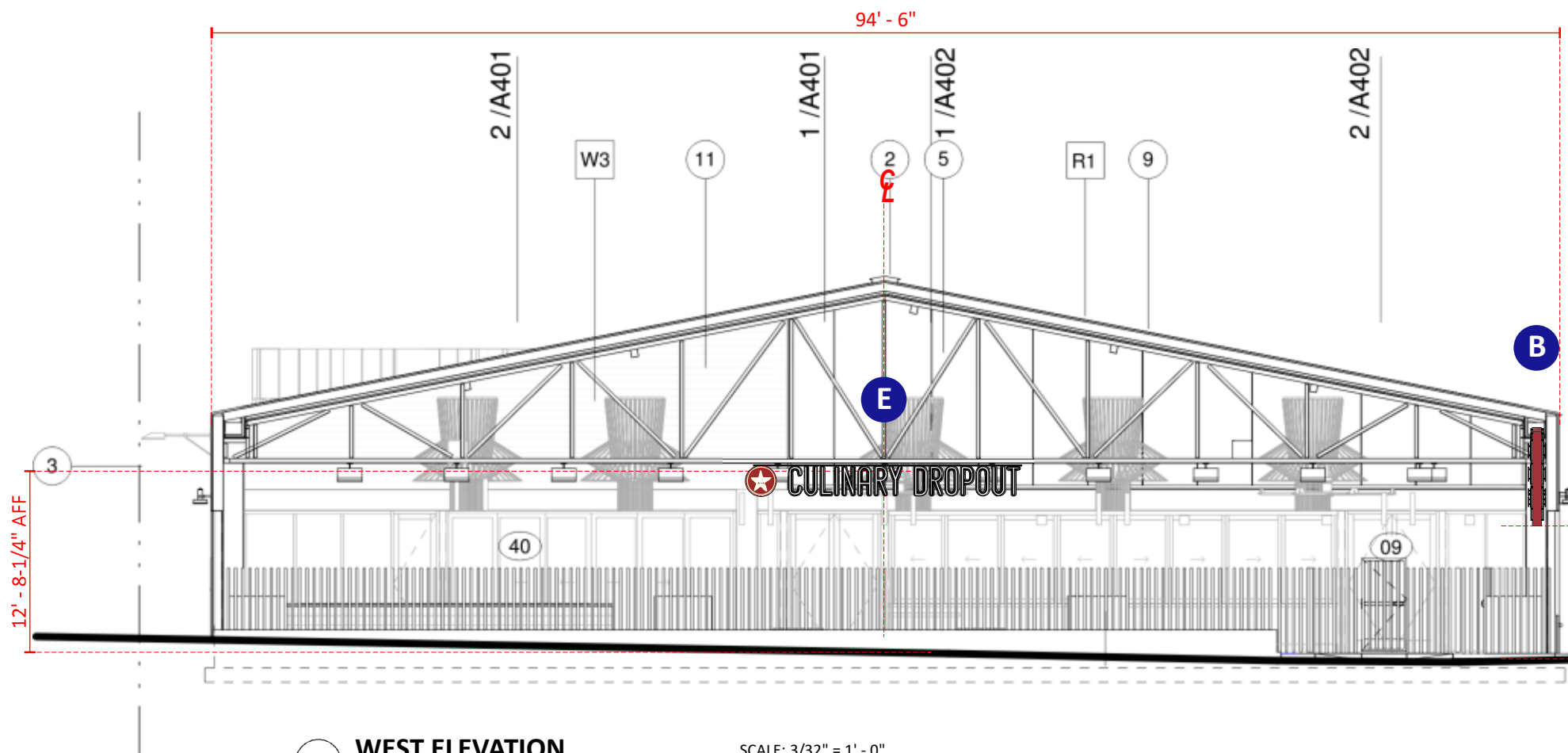
Case # DR17-1160-S

Date 1/29/2019



B.O. Roof Deck
14' - 8"
T.O. Beam High
14' - 5 1/2"
Finish Floor
0' - 0"

EAST ELEVATION SCALE: 3/32" = 1' - 0"



T.O. Roof Ridge
26' - 0"
T.O. Parapet Coping
16' - 11"
B.O. Truss
13' - 4"
T.O. Storefront
10' - 0"
T.O. Low Wall - Coop
3' - 4"
Finish Floor
0' - 0"

WEST ELEVATION SCALE: 3/32" = 1' - 0"

APPROVED
Administrative Design Review
Case # DR17-1160-S
Date 1/29/2019



CULINARY DROPOUT

Design #

0820412AR13_HSP

Sheet 4 of 13

Client

CULINARY DROPOUT

Address

N GILBERT RD / E HEARNE WAY,
GILBERT, AZ

Account Rep.

J MUELLER

Designer

E SORENSEN

Date

12/08/17

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

Revision/Date

R05:ES:03/30/18:REVISE B AND G

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COOP NEON TO WHITE/BLACK
BACKGROUND

R07:MK:05/21/18:LOWER SIGN [B],
ADD REVEAL TO UPPER CABINETS.
RAISE LOCATION OF [A & G].

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@ B

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PANEL TO COVER R/W, ADD MTG
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BACK TO PREVIOUS DESIGN. UPDATE
NOTES

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R12:PM:01/15/19:REVISE BACKER
COLOR & INCREASE "CLOUD" AROUND
BEAM AREA (E)

R13:AG:01/17/19: REVISE TO WORK
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Davenport, FL 33837
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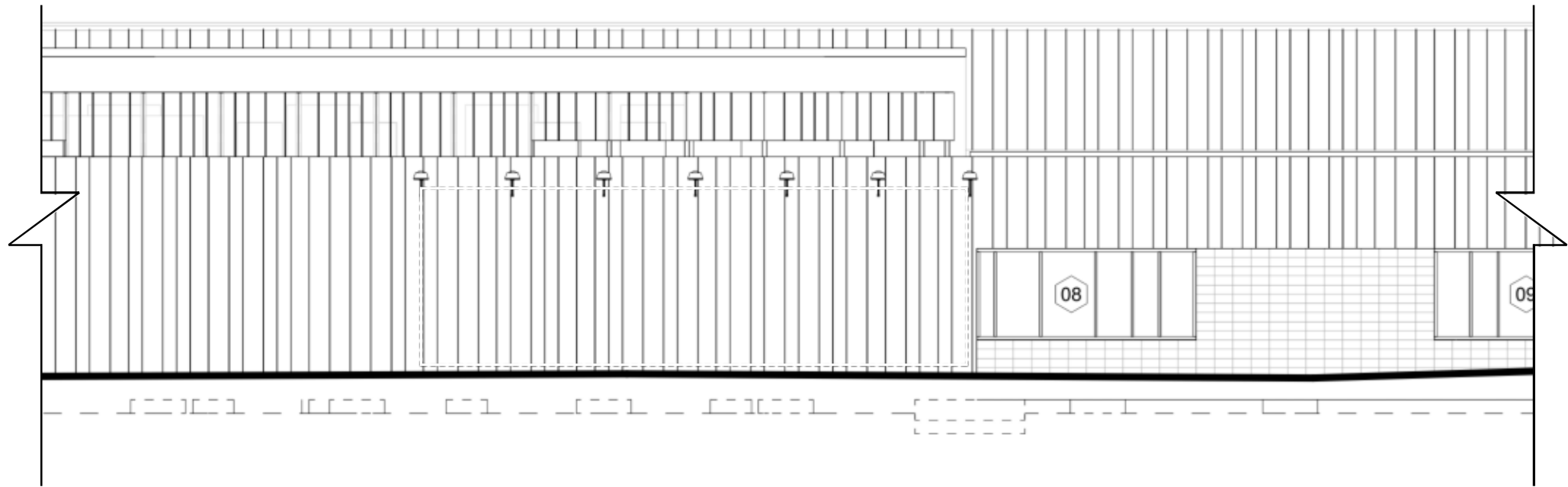
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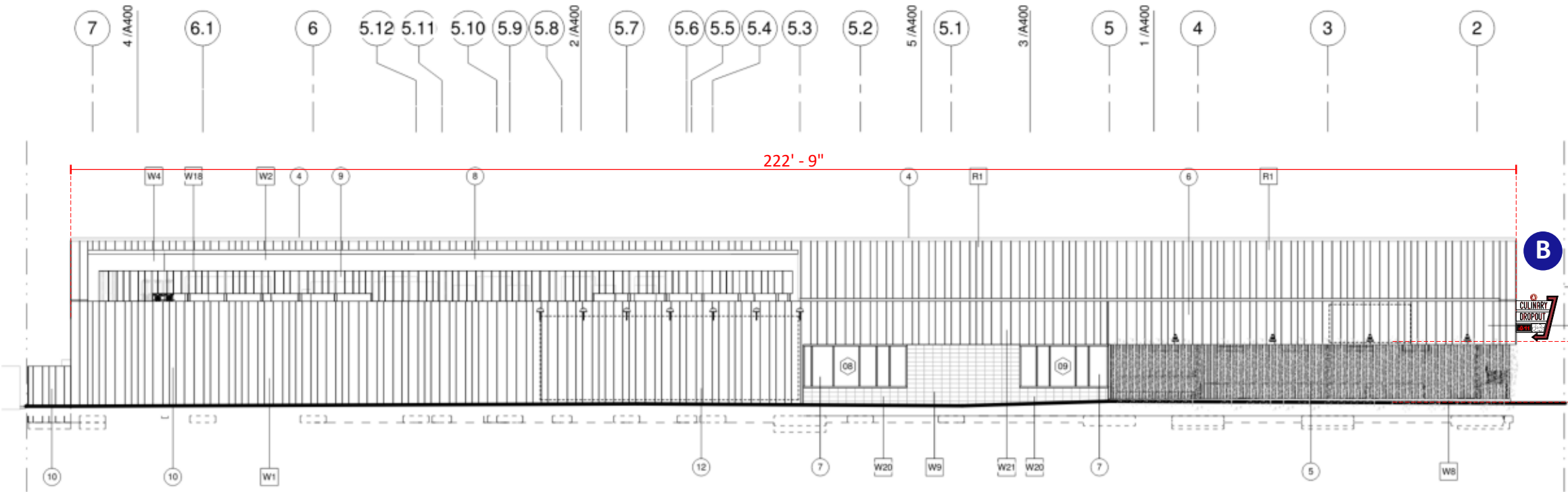
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PARTIAL NORTH ELEVATION SCALE: 3/32" = 1' - 0"

- T.O. Roof Ridge
26' - 0"
- T.O. Parapet Coping
16' - 11"
- T.O. Storefront
10' - 0"
- T.O. Low Wall - Coop
3' - 4"
- Finish Floor
0' - 0"



NORTH ELEVATION SCALE: 1" = 20' - 0"

B

9' - 4" AFF

- T.O. Roof Ridge
26' - 0"
- T.O. Parapet Coping
16' - 11"
- T.O. Storefront
10' - 0"
- T.O. Low Wall - Coop
3' - 4"
- Finish Floor
0' - 0"

APPROVED
Administrative Design Review
Case # DR17-1160-S
Date 1/29/2019



CULINARY DROPOUT

Design #	
0820412AR13_HSP	
Sheet	5 of 13
Client	
CULINARY DROPOUT	
Address	
N GILBERT RD / E HEARNE WAY, GILBERT, AZ	
Account Rep.	J MUELLER
Designer	E SORENSEN
Date	12/08/17
Approval / Date	
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CULINARY DROPOUT

Design #

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Sheet 6 of 13

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CULINARY DROPOUT

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N GILBERT RD / E HEARNE WAY,
GILBERT, AZ

Account Rep. J MUELLER

Designer E SORENSEN

Date 12/08/17

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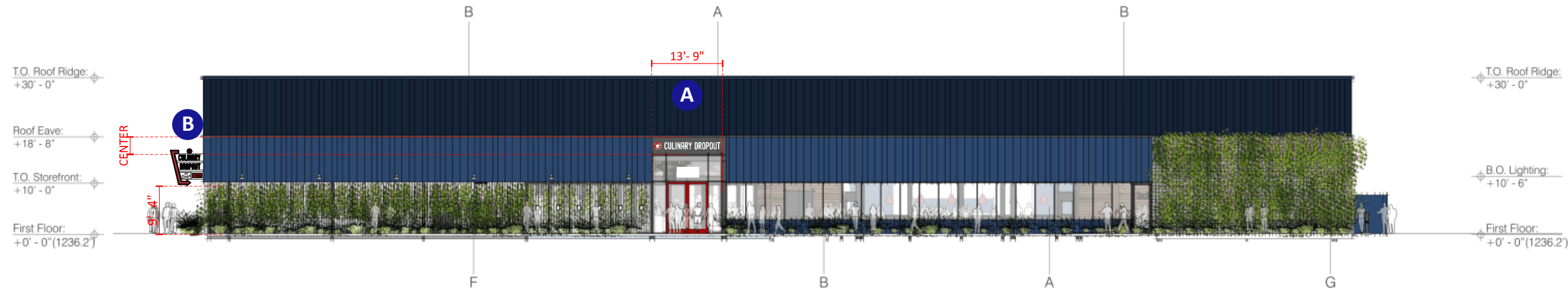


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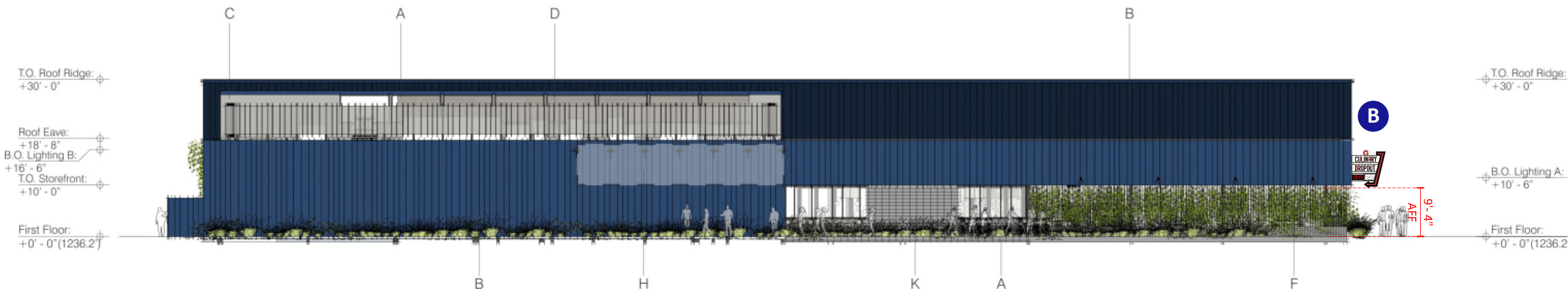
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SOUTH ELEVATION SCALE: 1" = 20' - 0"



NORTH ELEVATION SCALE: 1" = 20' - 0"

APPROVED
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CULINARY DROPOUT

Design #

0820412AR13_HSP

Sheet 7 of 13

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E SORENSEN

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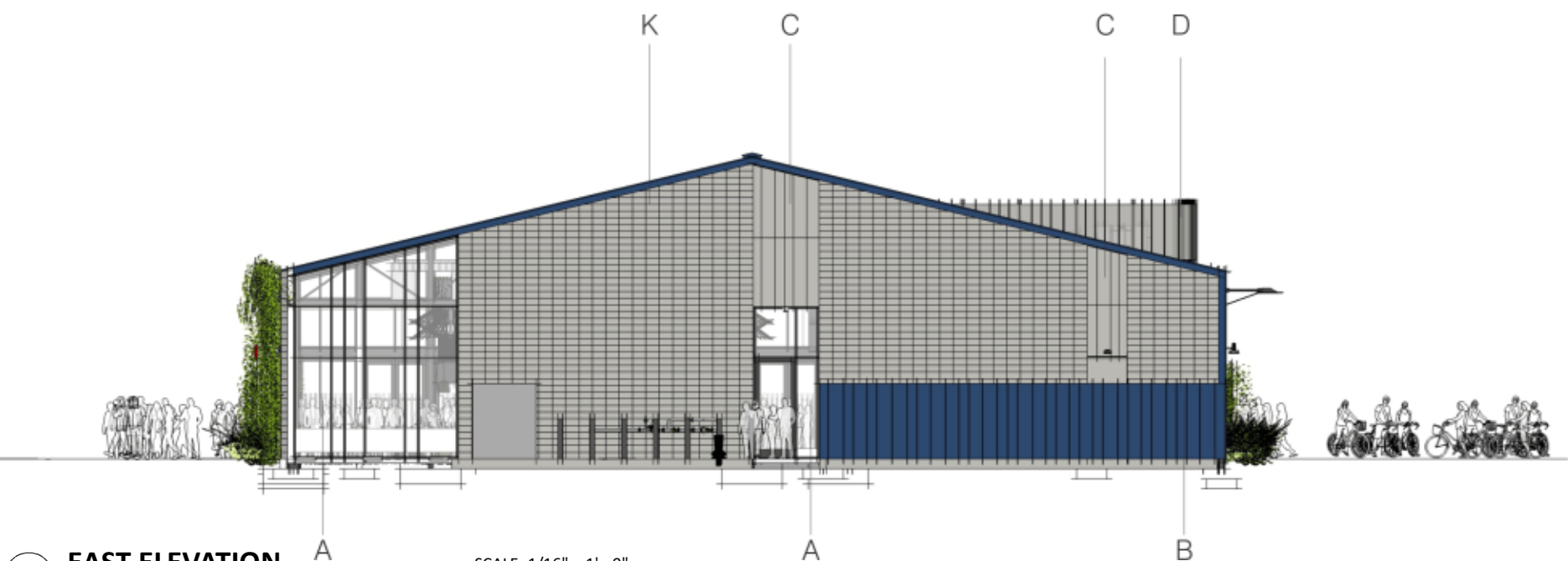
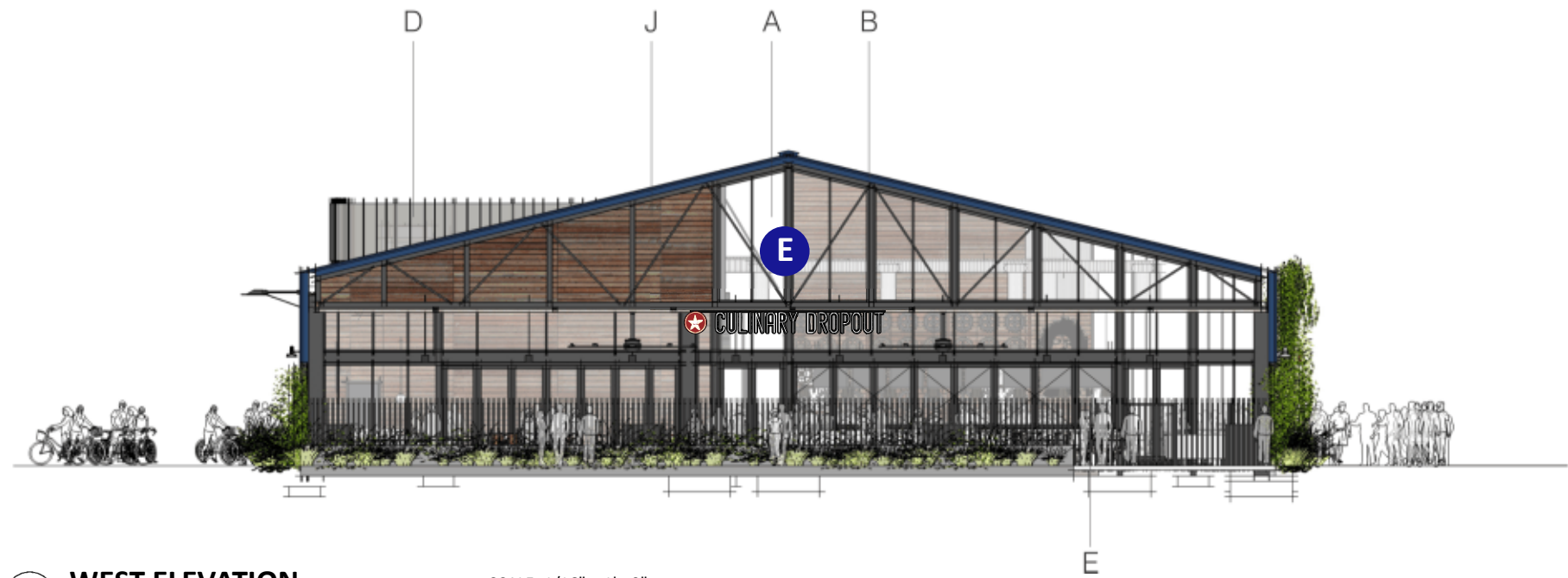
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Administrative Design Review

DR17-1160-S

Case #

1/29/2019

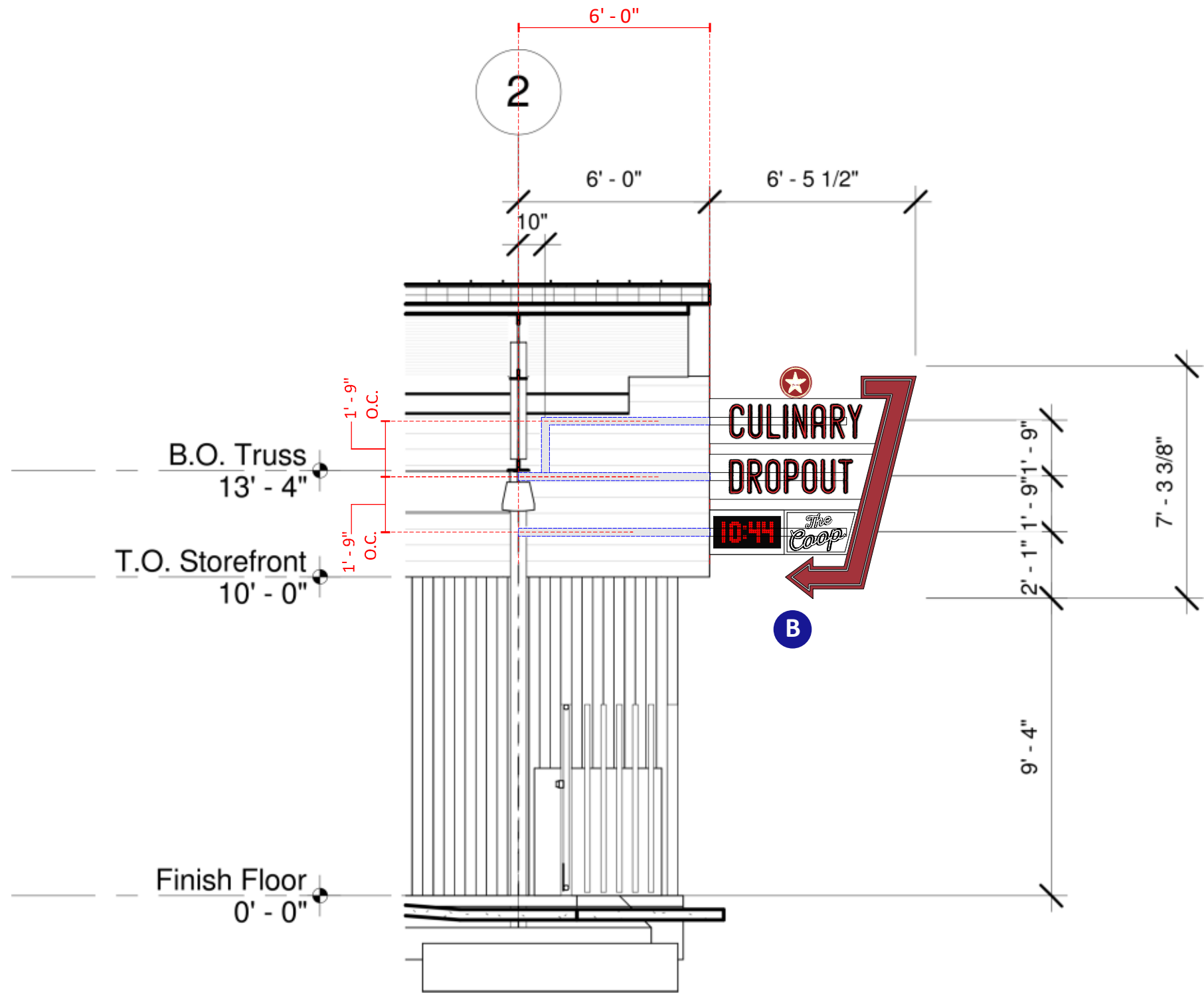
Date



NIGHT VIEW

Date 1/29/2019

UL
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NATIONAL ELECTRICAL CODE AND/OR OTHER
APPLICABLE LOCAL CODES. THIS INCLUDES
PROPER GROUNDING & BONDING OF THE SIGN.
SIGN WILL BEAR III (A) E(S)



WALL SECTION SCALE: 1/4" = 1' - 0"

APPROVED
Administrative Design Review
Case # DR17-1160-S
Date 1/29/2019



CULINARY DROPOUT

Design #

0820412AR13_HSP

Sheet 10 of 13

Client

CULINARY DROPOUT

Address

N GILBERT RD / E HEARNE WAY,
GILBERT, AZ

Account Rep. J MUELLER

Designer E SORENSEN

Date 12/08/17

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

Revision/Date

- R05:ES:03/30/18:REVISE B AND G
- R06:MK:04/02/18: CHANGE THE COOP NEON TO WHITE/BLACK BACKGROUND
- R07:MK:05/21/18:LOWER SIGN [B], ADD REVEAL TO UPPER CABINETS. RAISE LOCATION OF [A & G].
- R08:HG:09/27/18:REVISE MOUNTING @ B
- R09:EC:10/25/18: (A) MOVE R/W BEHIND WALL. (B) REMOVE CLOCK. (E) PANEL TO COVER R/W, ADD MTG DETAILS. ADD COLOR RENDERINGS.
- R10:ENS:11/15/18: REVERT SIGN (B) BACK TO PREVIOUS DESIGN. UPDATE NOTES
- R11:ENS:01/07/19: CHANGE VINYL ON FACE TO BE WHITE.
- R12:PM:01/15/19:REVISE BACKER COLOR & INCREASE "CLOUD" AROUND BEAM AREA (E)
- R13:AG:01/17/19: REVISE TO WORK W/ SITE CONDITIONS (E).



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PROPOSED

APPROVED
Administrative Design Review
Case # DR17-1160-S
Date 1/29/2019

CULINARY DROPOUT

Design #
0820412AR12_EXHIBIT

Sheet 2 **of** 2

Client
CULINARY DROPOUT

Address
N GILBERT RD / E HEARNE WAY,
GILBERT, AZ

Account Rep. J MUELLER
Designer E SORENSEN

Date 12/08/17

Approval / Date	
Client	
Sales	
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Art	
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Landlord	

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R12_EXHIBIT:PM:01/15/19:ADD PHOTO (B)	

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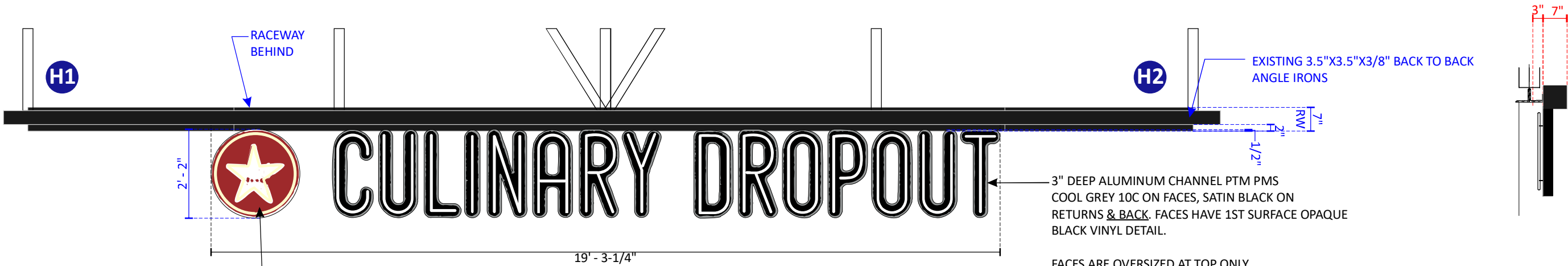
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3" DEEP ALUM. CHANNEL LOGO PTM PMS 1807C RED ON RETURNS AND BACK. MASKED & PAINTED PMS 1807C RED & WHITE ON FACE. STAR IS 1ST SURFACE WHITE BLOCK OUT FILM.

FACE IS OVERSIZED AT TOP.

EXPOSED EGL E-3000 WARM WHITE NEON MOUNTED TO FACE. LOGO RETURN MOUNTS TO RACEWAY BOTTOM.

3" DEEP ALUMINUM CHANNEL PTM PMS COOL GREY 10C ON FACES, SATIN BLACK ON RETURNS & BACK. FACES HAVE 1ST SURFACE OPAQUE BLACK VINYL DETAIL.

FACES ARE OVERSIZED AT TOP ONLY.

EXPOSED 6500K WHITE NEON MOUNTED TO FACES W/ 30mA TRANSFORMERS IN 7" EXTRUDED RACEWAY.

RACEWAY COLOR PTD FLAT BLACK

LETTER RETURNS MOUNTS TO RACEWAY BOTTOM.

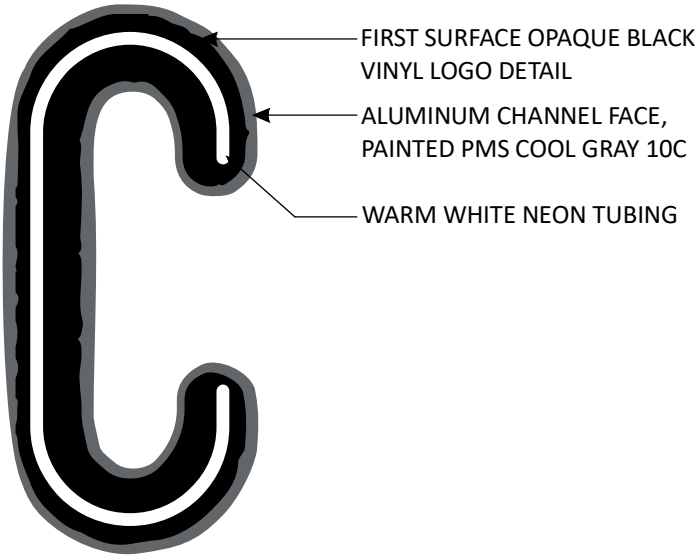
END VIEW

E SUSPENDED SIGN SCALE: 3/8" = 1' - 0"
ONE [1] REQUIRED - MANUFACTURE & INSTALL 45.34 SQFT

[SEE FOLLOWING PAGES FOR DETAILS](#)



CHANNEL SHAPE (TOP CUT OFF)




LETTER FACE DETAIL

NIGHT VIEW

[REV 01/24/2019](#)

APPROVED
Administrative Design Review
Case # DR17-1160-S
Date 1/29/2019



CULINARY DROPOUT

Design #0820412AR14_HSP

Sheet 11 of 14

ClientCULINARY DROPOUT

AddressN GILBERT RD / E HEARNE WAY, GILBERT, AZ

Account Rep.J MUELLER

DesignerE SORENSEN

Date12/08/17

Approval / Date

Client

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Art

Engineering

Landlord

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R14:AG:01/24/19: ADD (H).



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South Texas

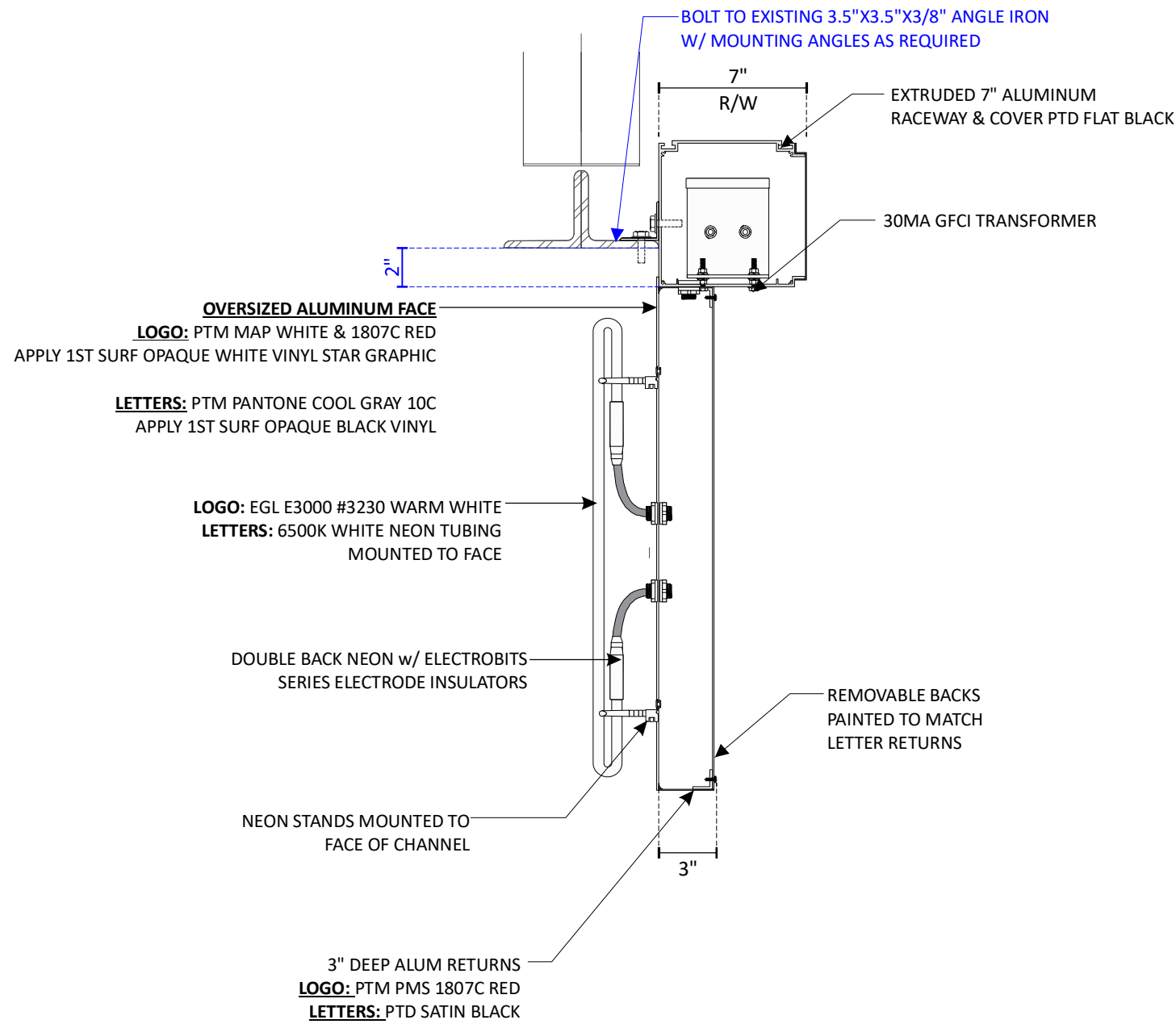
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OVERSIZED ALUMINUM FACE
LOGO: PTM MAP WHITE & 1807C RED
APPLY 1ST SURF OPAQUE WHITE VINYL STAR GRAPHIC

LETTERS: PTM PANTONE COOL GRAY 10C
APPLY 1ST SURF OPAQUE BLACK VINYL

LOGO: EGL E3000 #3230 WARM WHITE
LETTERS: 6500K WHITE NEON TUBING
MOUNTED TO FACE

DOUBLE BACK NEON w/ ELECTROBITS
SERIES ELECTRODE INSULATORS

NEON STANDS MOUNTED TO
FACE OF CHANNEL

3" DEEP ALUM RETURNS
LOGO: PTM PMS 1807C RED
LETTERS: PTD SATIN BLACK


NOTE:

ALL WIRING TO BE IN ACCORDANCE
WITH UL, NEC AND LOCAL CODES.

PRELIM. DETAIL
SCALE: 1-1/2" = 1' - 0"

APPROVED
Administrative Design Review
Case # DR17-1160-S
Date 1/29/2019

REV 01/17/2019



CULINARY DROPOUT

Design #
0820412AR14_HSP

Sheet 12 **of** 14

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CULINARY DROPOUT

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N GILBERT RD / E HEARNE WAY,
GILBERT, AZ

Account Rep. J MUELLER

Designer E SORENSEN

Date 12/08/17

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CHANDLER SIGNS

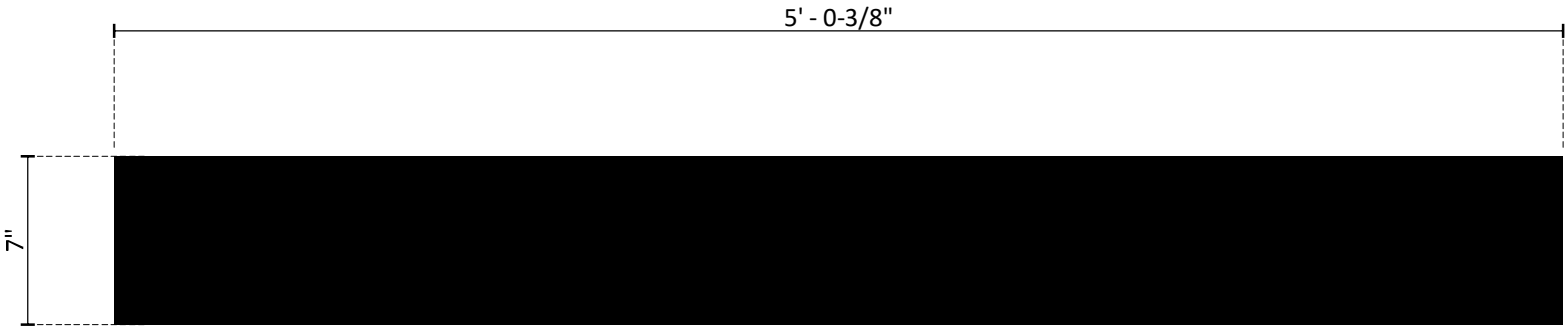
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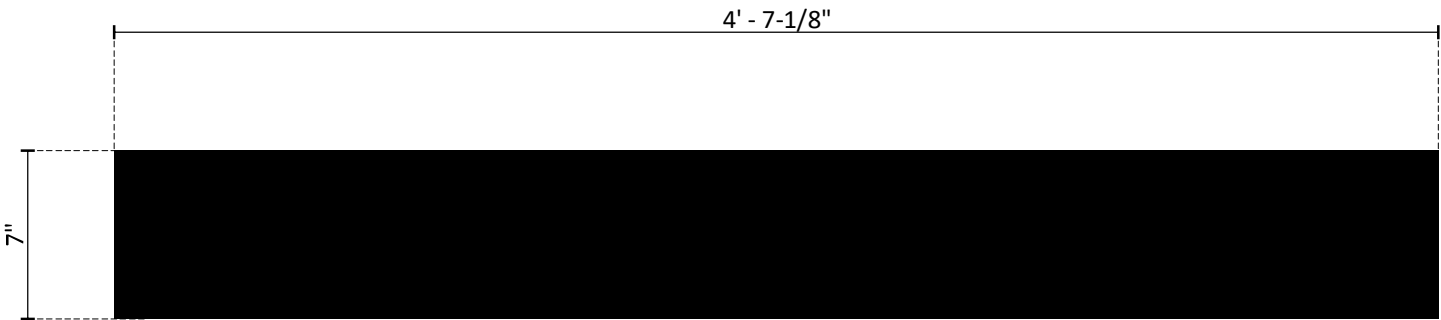
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H1

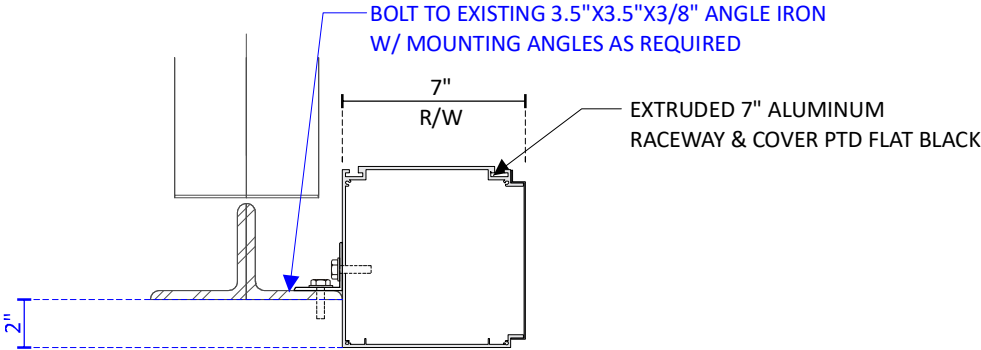


H2

H RACEWAY EXTENSIONS SCALE: 1/2" = 1' - 0"

GENERAL SPECIFICATIONS

MANUFACTURE & INSTALL NEW 7" EXTRUDED ALUM RACEWAY PTM FLAT BLACK.
MOUNT TO EITHER SIDE OF SIGN E.



H PRELIM. DETAIL
SCALE: 1-1/2" = 1' - 0"

APPROVED
Administrative Design Review

Case # DR17-1160-S
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CULINARY DROPOUT

Design #

0820412AR14_HSP

Sheet 13 of 14

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J MUELLER

Designer

E SORENSEN

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CULINARY DROPOUT

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0820412AR14_HSP

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COLOR & INCREASE "CLOUD" AROUND
BEAM AREA (E)

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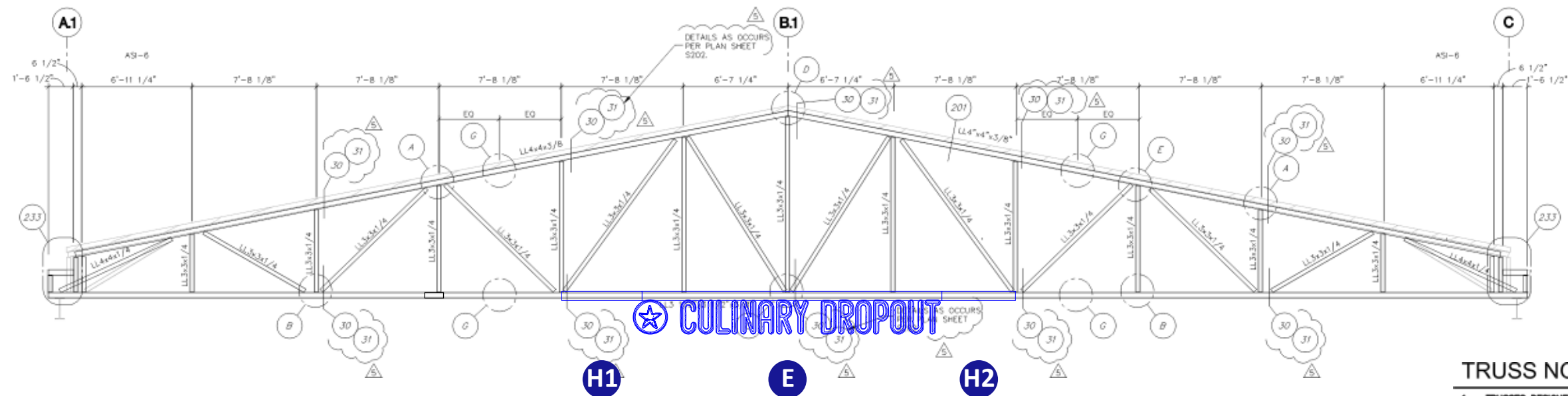
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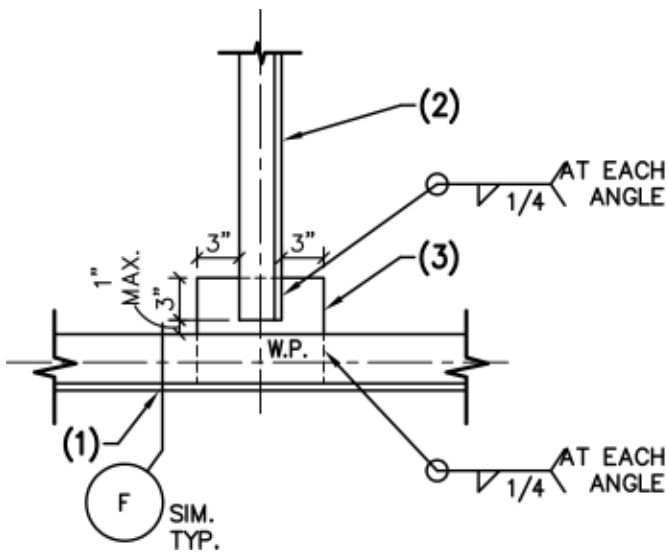
TRUSS T-1 SCALE: 1/8" = 1' - 0"

TRUSS NOTES

1. TRUSSES DESIGNED FOR AN ANTICIPATED MAXIMUM DEFLECTION OF 3/4".
2. UNLESS NOTED OTHERWISE, AT ALL TRUSS CONNECTIONS THE CENTER OF GRAVITY OF ALL TRUSS MEMBERS ALL THAT POINT SHALL INTERSECT AT THE WORKING POINT (W.P.) SEE DETAILS FOR INFORMATION.
3. SINGLE LINE DIAGRAMS INDICATE CENTROIDAL AXIS OF MEMBER U.N.O.
4. ALL TRUSS MEMBERS SHALL BE ASTM 572 (Fy = 50ksi).

NOTES:

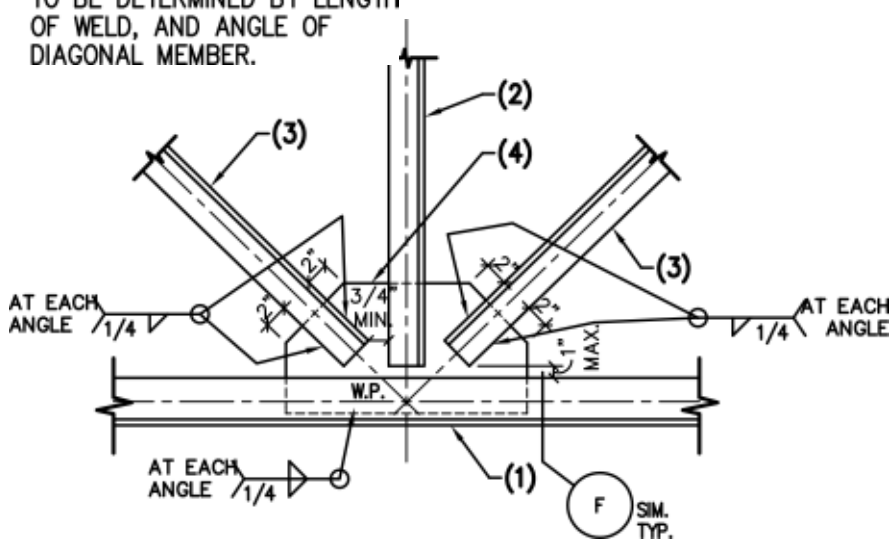
1. BOTTOM CHORD.
2. VERTICAL WEB MEMBER.
3. DIAGONAL WEB MEMBER.
4. 3/8" THICK STEEL GUSSET PLATE. DIMENSION OF PLATE TO BE DETERMINED BY LENGTH OF WELD, AND ANGLE OF DIAGONAL MEMBER.



B VERTICAL MEMBER TO BOTTOM CHORD NTS

NOTES:

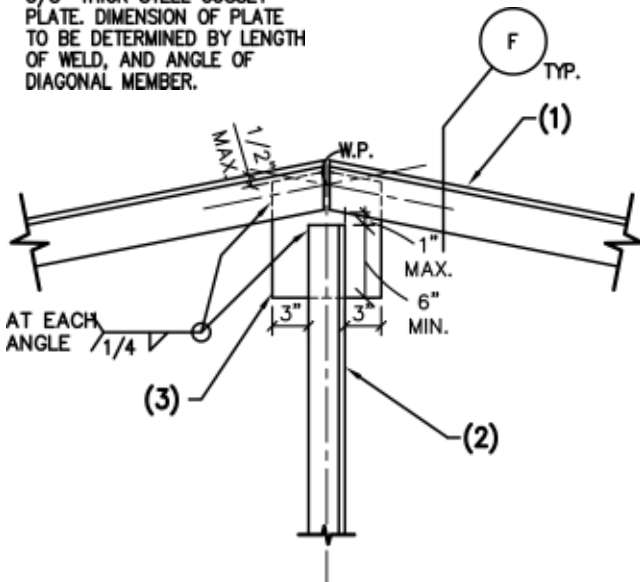
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C BOTTOM CHORD TO WEB MEMBER NTS

NOTES:

1. TOP CHORD.
2. VERTICAL WEB MEMBER.
3. 3/8" THICK STEEL GUSSET PLATE. DIMENSION OF PLATE TO BE DETERMINED BY LENGTH OF WELD, AND ANGLE OF DIAGONAL MEMBER.



D BOTTOM CHORD TO WEB MEMBER NTS

APPROVED

Administrative Design Review

Case # DR17-1160-S

Date 1/29/2019



ASSOCIATED SIGN COMPANY

APPROVED

Administrative Design Review

Case # DR17-1160-S

Date 1/29/2019

Town of Gilbert
Planning & Development
90 E. Civic Center Dr.
Gilbert, AZ 85296

December 19, 2018

RE: HERITAGE SIGN PLAN FOR CULINARY DROPOUT AT 385 N. GILBERT RD:

We are requesting approval of the attached sign plan as part of the Heritage district for the newly developed Culinary Dropout located at 385 N. Gilbert Rd. We are proposing two signs that will front Gilbert Rd, one will be building mounted and will run parallel to Gilbert rd. That sign identified as sign E on the site plan will be channel letters with exposed neon illumination that will mount to the steel structure of the building and have rear (concealed) raceway to hide all wiring and power transformers. The other will be a projecting blade sign that will be perpendicular to Gilbert Rd for better visibility to north and south bound vehicle and pedestrian traffic. The blade sign identified as sign B on the site plan will mount to the steel structure of the building and due to the design of the building will have steel outriggers that will project 6 feet from the steel support beam so the sign is not blocked by the building wall. The blade sign will project a total of 6'5-1/2" from the edge of the building and encroach into the ROW by 5'-4". Based on the orientation of the building the projecting blade sign will not block the pedestrian signal at the trail crossing. The sign will be illuminated with exposed neon. We are also proposing a building mounted sign on the south elevation identified as sign A on the site plan that will be installed over the entrance doors to the building. The sign will be channel letters with exposed neon and will have a concealed raceway mounted inside of the building to hide the wiring and transformer boxes required to power the sign. The wall mounted signs proposed are open face channel letters with neon illumination which is consistent with the character of other signs in the Heritage district and the projecting blade sign will feature a combination of neon elements as well as a time and temperature LED board. The proposed signage is significantly less than the LDC would allow for a building and development of this size. Currently we are proposing 111.27 square feet of exterior sign area where LDC would allow for up to 475.75 square feet.

All proposed signage for the building shall be required to comply with the Town of Gilbert sign code and prior to submittal of plan to the Town of Gilbert the tenant must receive written approval from the property owner.

Established 1988

MEMBER:





ASSOCIATED SIGN COMPANY

The horizontal length of any tenant wall sign shall not exceed 80% of the horizontal dimension of the wall on which it is placed, and the vertical length of any tenant wall sign shall not exceed 80% of the vertical dimension of the wall on which it is placed.

Projecting signs shall be permanently affixed to the exterior of the building wall within the confines of the leased storefront area. Projecting signs shall not exceed the height of a roof line or parapet to which it is attached by more than 25% of the sign height. Through penetrations required for sign support shall not impact roofing at backside of parapet.

All signs that meet the Heritage Sign Plan guidelines and are in conformance with the Land Development Code may be reviewed administratively as part of the sign permit process to ensure they meet the guidelines for appropriate design as set forth in the Heritage District Guidelines.

The signs proposed will not alter in anyway the site plan or building character approved for the development. Approval of the Heritage sign plan for the Culinary Dropout development is requested. Associated Sign Company is submitting drawings on behalf of Chandler signs who is listed on the title block of all signage drawings. Feel free to contact me with any questions.

Regards,

Jason Shano

Jason Shano

Established 1988

MEMBER:

